

**THE COTTAGE BAKERY, 735 & 735A
ATHERTON ROAD, HINDLEY GREEN,
WIGAN, WN2 4SD**

£155,000

- **ESTABLISHED BAKERY BUSINESS & 1ST FLOOR ONE BEDROOMED FLAT WITH SITTING TENANT FOR SALE FREEHOLD**
- **Includes Goodwill, Fixtures and Fittings**
- **Trading For**



Borron Shaw

Your local Estate Agent





***** FREEHOLD *** ESTABLISHED BUSINESS AND ONE BEDROOMED FIRST FLOOR FLAT WITH SITTING TENANT FOR SALE!*****

The Cottage Bakery has been in business for over 65 years. It is situated between three business parks and schools and is an integral part of a growing community. It is a thriving bakery producing its own pies, pastries and cakes as well as being a sandwich and breakfast bar. It also has a corporate and public buffet service.

It's current opening hours are 8am - 2pm Monday to Friday.

The current owners have had the business for the past seventeen years and retirement is the reason

**** The sale includes the good will, fixtures and fittings.*****

Main Shop 14'5" x 22'1" (4.39m x 6.73m)

Display windows, counters, shelving, tiled floor.

Baking/Cooking Preparation Area 16'5" x 16'10" (5.00m x 5.13m)

Staff Room 11'7" x 15'2" (3.53m x 4.62m)

Storage, WC with pedestal hand wash basin, roller shutters.

FIRST FLOOR ONE BEDROOMED FLAT

Self contained 1st floor flat with good size rooms briefly comprising of : lounge, kitchen/diner, bedroom and a bathroom.





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63 MARKET STREET, HINDLEY, LANCASHIRE, WN2 3AE

MEASUREMENTS

All measurements quoted are approximate.

TENURE COUNCIL TAX AND BUSINESS RATES, SERVICE CHARGE

The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

INTERNAL PICTURE

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

FIXTURES, FITTINGS & APPLIANCES

The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in good working order.

GENERAL DISCLAIMER

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been made the buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify for you. These Particulars do not constitute as part of a contract.

MARKET APPRAISAL

Borron Shaw offer a free, with no obligation, market appraisal on your home. Should you wish to know the value of your home then please do not hesitate to contact any of our local offices.

VIEWINGS

Once you are interested in buying this property contact Borron Shaw who are handling this sale, to make an appointment. The appointment is part of our guarantee to the Seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else and survey and legal fees being unnecessarily incurred.

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www.borronshaw.co.uk, www.rightmove.co.uk & www.propertyfinder.com**

