

**457 WARRINGTON ROAD, SPRINGVIEW,
WIGAN, WN3 4TQ**

£650,000

- Excellent Investment Opportunity
- Five Premises With Multiple Rents
- Advertising Board
- Yield of 8%
- Total Price £650,000
- Not To Be Missed
- EPC Ratings: TBC



Borron Shaw

Your local Estate Agent





EXCELLENT INVESTMENT OPPORTUNITY - FIVE PREMISES (ABRAM, SPRINGVIEW, HINDLEY) OF MIXED USES WITH MULTIPLE RENTS - ONE ADVERTISING BOARD - TOTAL PRICE £650,000 - TOTAL ANNUAL RENT £51,948 - YIELD 8% - THIS TYPE OF DEAL RARELY COMES ONTO THE MARKET - POSSIBILITY TO BE SOLD SEPARATELY

457 Warrington Road

Cafe pays £433 pcm
Flat pays £425 pcm



134 Warrington Road

Toronto Pizza rent half of the whole building including the flat above for £800 pcm
Rock and Roll Hair rent their shop for £413 pcm
The House of Beauty rent their shop for £325 pcm

47 Warrington Road

The shop pays £400 pcm
The flat pays £375 pcm

75 Market Street

The beauty salon pays £433 pcm
Flat One pays £300 pcm
Flat Two pays £375 pcm

Advertising Board

£600 pcm rental income

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.

**FOR A FULL LISTING OF ALL OUR PROPERTIES VISIT OUR WEBSITES AT
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