

LOT

4

42 Market Street, Hindley,
Wigan WN2 3AE

Guide Price £65,000*

VACANT COMMERCIAL PROPERTY WITH FURTHER DEVELOPMENT POTENTIAL STP



This mid-terraced building comprises a ground floor shop with basement storage plus internal access to ancillary office/storage accommodation at first floor level. There is a substantial two storey annex to the rear of the property that may have development potential for residential or commercial use subject to planning consent. We have also been informed that the Local Authority has stated that no planning permission is required for the conversion of the upper part into a self-contained flat. However, we strongly recommend that any intending purchaser carries out their own relevant enquiries. The property is close to Wigan Wallgate Station and is being sold with full vacant possession.

ACCOMMODATION

Ground floor shop: Gross frontage: 15'1", Internal width: 15'5", Shop depth: 23'1", Built depth: 42', WC

Basement storage area: approximately 325sq ft

First floor office/storage: area approximately 400sq ft

Rear annex: not measured

TENURE

Leasehold for a term of 999 years from 10 June 1868 at an apportioned rent of £3.70 per annum

LOCAL AUTHORITY & TAX RATING

Wigan Metropolitan Council 01942 244 991 Adopted Rateable Value: £3,350

VIEWING TIMES

By appointment through the Auctioneers. All viewings will be arranged subject to Government Covid 19 guidelines.

STARTING BID

FINAL BID

NOTES

 SOLD UNSOLD SOLD PRIOR WITHDRAWN