

# FOR SALE

Retail Unit  
Former Barclays Bank

- Prominent Corner Location
- Extensive Frontage
- First Floor Offices



1 Wigan Road  
Ashton-in-Makerfield  
Wigan  
WN4 9AR

UNDER OFFER



## Location

Ashton-in-Makerfield is a town in Greater Manchester in the north west of England. The town is around 5 miles to the south of Wigan City Centre and 20 miles to the west of Manchester City Centre.

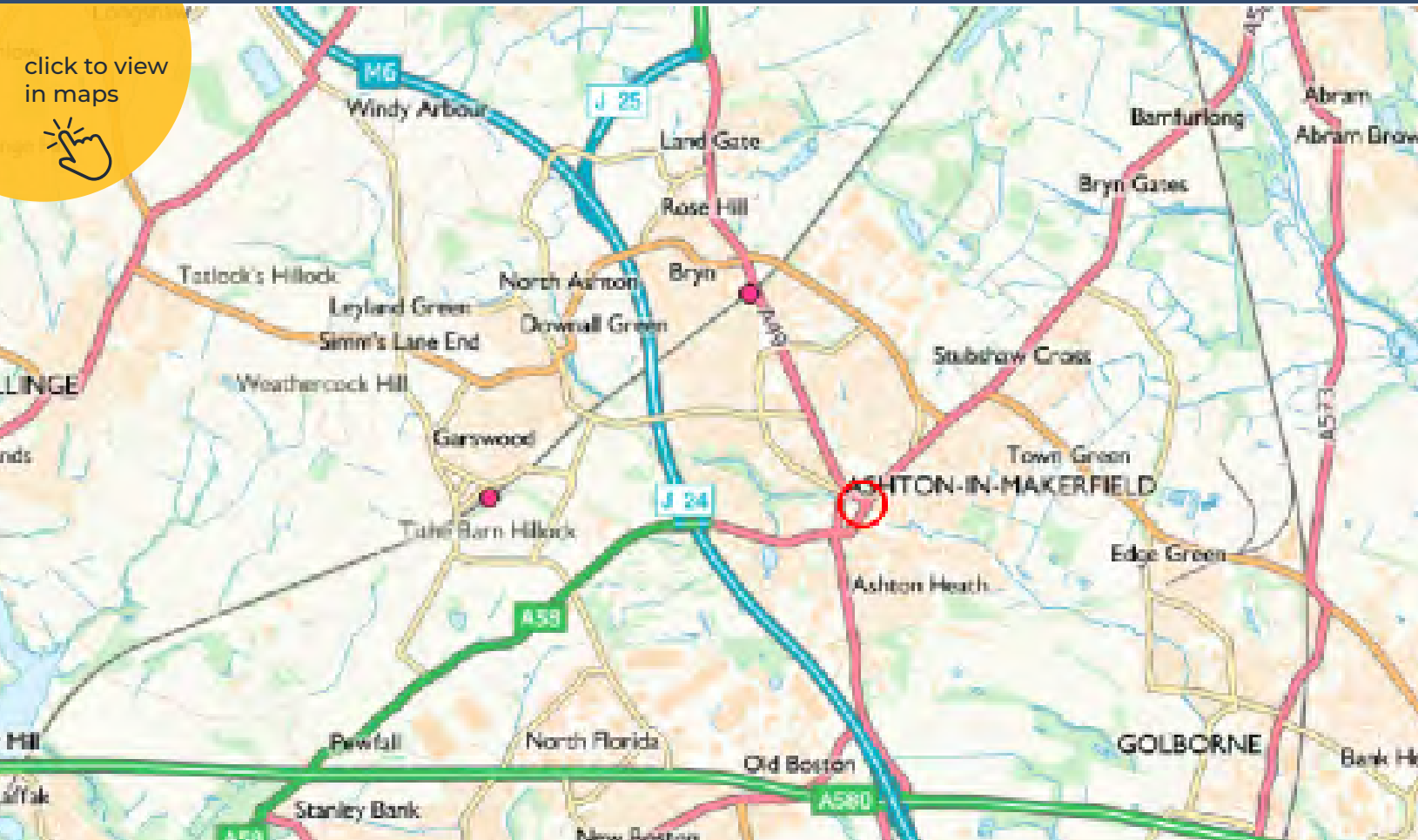
The property itself is situated on the corner of Wigan Road and Gerard Street, just on the outskirts of the main retail pitch in the town.

The area comprises a mixture of local and national occupiers with brands such as JD Wetherspoon, B&M Bargains and Subway being present nearby.

# ONE WIGAN ROAD

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MORGAN  
WILLIAMS.  
01925 414 909



## Description

The accommodation has curved frontage around the junction of Wigan Road and Gerard Street and comprises ground and first floor. The ground floor forms a former banking hall / retail area, offices and a strong room while the first floor provides ancillary offices and storage space.



# ONE WIGAN ROAD

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## Accommodation

Areas	m <sup>2</sup>	ft <sup>2</sup>
Ground	182.0	1,958
First Floor	119.2	1,283
Total	301.2	3,241

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**Price**

£275,000

**VAT**

All prices and outgoings are exclusive of but may be liable to VAT at the prevailing rate.

**Business Rates**

Rateable Value: £20,500

Rates Payable: £10,230 (2020/21)

**Tenure**

Freehold.

**EPC**

Available Shortly.

**Legal Costs**

Each party to be responsible for their own legal costs.

**Viewing**

For further information or to arrange a viewing please contact Morgan Williams on 01925 414 909

**Joshua Morgan:**

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**Malcolm Morgan:**

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