

for sale

Fully Let Investment Property
Commercial & Residential



278 Wigan Road
Bryn Village
Wigan
WN4 0AR

- Current Rental Income £13,990
- Visible Location
- Busy Main Road
- Gross Yield 8.9%
- Recently Remodelled & Refurbished

MORGANWILLIAMS.com

01925 414909

Location

The property is situated right on the traffic lights of the busy A49 Wigan Road, in the heart of Bryn village, between Ashton and Wigan.

Bryn is a popular suburb of Wigan, with a healthy mix of residential and commercial property, close to the M6 motorway, making for convenient commuting.

Description

We are delighted to offer for sale a fully tenanted mixed use property, that is situated on a busy traffic light village centre junction.

The property was only recently refurbished and remodelled to create retail to the ground floor and residential flat to the first floor.

The ground floor was only let in August 2022 to a hair and beauty salon and the first floor has been occupied since March 2021.

Both sections of the property are accessed from the front, the ground floor comprises sales area, rear kitchen and wc, together with yard and parking space. The first floor comprises a self-contained one bedroomed flat.

The property benefits from a large residential catchment and high volumes of passing traffic.

Accommodation

Net Internal Area

Ground Floor	39.7 m ²	427 ft ²
First Floor	Lounge, kitchen, bedroom and bathroom	

Services

Mains electricity, water and drainage are connected.

Rates

Rateable Value: £4,050.

Small Business Rates Payable 2022/23: Zero.

Non-Small Business Rates Payable 2022/23: £2,021.

The first floor will be subject to Council Tax.

Tenancy Information

The ground floor is let to a private individual for a term of 5 years from 8th August 2022, at a current rent of £9,250 per annum. There is a tenant only break in February 2025, subject to 6 months prior written notice.

The first floor flat is let to a private individual holding over on an Assured Shorthold Tenancy Agreement, at a current rent of £4,740 per annum.

Sale Price

The long leasehold interest of the whole property is available for sale at an asking price of £157,000.

Yield

The asking price represents an attractive gross yield of 8.9%.

VAT

We understand that VAT is not currently applicable.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates RBates@morganwilliams.com

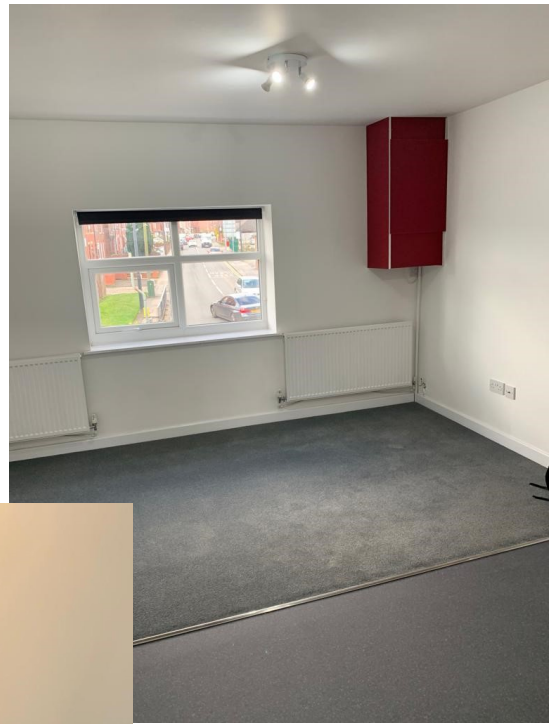
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SUBJECT TO CONTRACT

EPC - Available on Request

E&OE

- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.



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