



**1-3 Wigan Road, Ashton-In-Makerfield,
Wigan, WN4 9AP**

OIRO £380,000



64 Kenyon Road

Wigan

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1-3 Wigan Road, Ashton-In-Makerfield, Wigan, WN4 9AP

- Fantastic Development Opportunity
- Large Commercial Building For Sale
- Prominent Roadside Position On Wigan Road Ashton-In-Makerfield
- Adaptable Floor Space
- Total Floor Area: Approx 3795 Sqft
- Excellent Kerb Appeal And Expansive Frontage
- Close To Major Motorway Links

Substantial Corner-Plot Commercial Building with High Visibility & Development Potential

Positioned on an eye-catching corner plot, this substantial commercial building offers excellent kerb appeal and expansive frontage, making it an ideal choice for businesses seeking a prominent permanent base or investors aiming to maximize rental income in the North West. The property boasts a commanding architectural

This versatile building falls under flexible commercial usage classes, making it highly suitable for retail, office headquarters, medical/leisure facilities, or a showroom. Given its multi-floor layout and dual aspect, the property also presents an excellent opportunity for future capital growth or residential conversion on the upper floors, subject to obtaining the necessary planning consents.





If you would like to arrange a viewing of this property, please contact our showroom at

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Additional information on this property is available at

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Disclaimer

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. We ask our clients to check their own sales particulars and verify the information is correct. Fixtures, fittings and appliances have not been tested and therefore we can give no guarantees that they are in full working order. All measurements and land sizes are quoted approximately. Tenure should be established with your Solicitor and Council Tax band with Wigan Council.