JONES POTTS TAYLOR



505 - 507 Bickershaw Lane

Bickershaw, Wigan, WN2 5TU

£199,950

JonesPottsTaylor are delighted to offer FOR SALE this INVESTMENT OPPORTUNITY, split use, commercial and residential property. Situated on main road position in Bickershaw, close to network links, schools, shops and amenities. The property briefly comprises of a self-contained COMMERCIAL ground floor unit and a two bedroom first floor RESIDENTCIAL flat. The ground floor unit benefits from its own entrance leading to a spacious open-plan retail/office area, including additional side rooms suitable for offices or storage, a kitchen and two W.C. facilities. The first floor residence has a private entrance, large living / kitchen area, two double bedrooms, one benefitting from built in wardrobe space and a further shower room with three piece suite. Externally to the rear is an enclosed shared yard. The property offers a potential combined rental income of £24,000PA, representing a potential yield in excess of 10%.
Viewings are highly recommended to appreciate the potential investment opportunity.

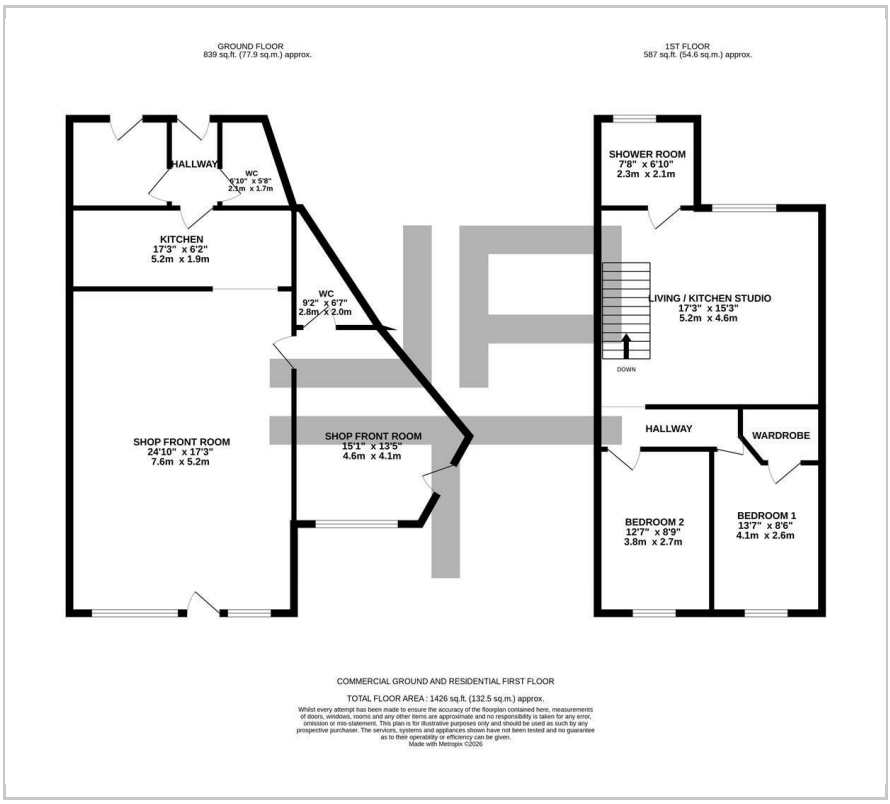
- Investment Opportunity
- Potential Combined Rental Income Of £20,400PA
- Over 10% Yield
- Vacant Possession
- No Onward Chain
- Prominent Main Road Position
- Close To Transport & Networks Links
- Short-Term Let Considered on Ground Floor

Viewing

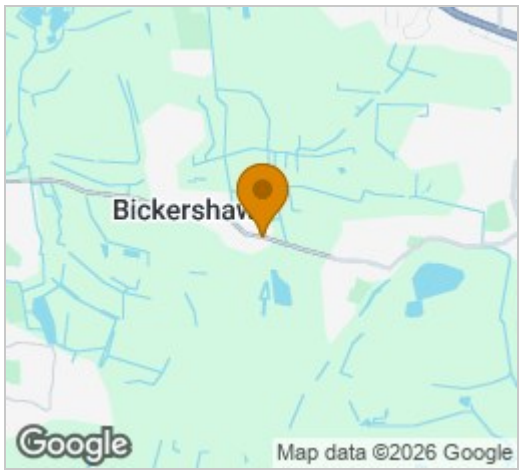
Please contact our Jones Potts Taylor Office on 01942 368600
if you wish to arrange a viewing appointment for this property or require further information.

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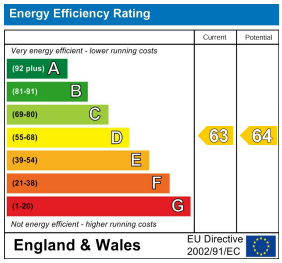
Floor Plan



Area Map



Energy Efficiency Graph











These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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