

**Warrington Road
Leigh WN7 3BG**



SHOP FOR SALE

1,000.00 sqft (92.90 sqm)

PRICE

£95,000.00

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Property Highlights

- Potential Investment or Buy to Occupy
- Split Over 2 Units Mitigating The Risk
- Self Contained

Description

This mid terraced mix use building is a great opportunity to all those looking to buy as an investment or buy to occupy. The property comprises of a ground floor self contained retail space currently occupied by a Tattoo Parlour (Lease outside LTA1954) generating income of £4596.80 per annum and a 1-bedroom flat upstairs with separate entrance currently vacant and marketed at £575 per month, allowing to have 2 sources of income and mitigating the risk with potential of £11496.80 a year once fully tenanted.

Please note the presence of Japanese Knotweed has been identified.

- Annual income potential £11496.80
- Freehold Property

Location

43 Warrington Road is located 5 minutes away from Leigh town centre, close to local businesses, and surrounded by residential properties. The property is located on A574 linking to Greyhound Island on East Lancashire Road making it perfect for commute.

Layout

