

**HIGH STREET PROPERTY / CLASS E**

162-164 Manchester Road, Higher Ince, Wigan WN2 2EA

**Price: £100,000****Ground Floor Area**

1,143 Sq ft / 106 Sq M

**LET****Viewing Strictly through the sole selling agent.****Barker Proudlove****Andrew McGuinness****Mob: 07769 641622****Email: [andrew@barkerproudlove.co.uk](mailto:andrew@barkerproudlove.co.uk)**

**FREEHOLD FOR SALE WITH VACANT  
POSSESSION - GROUND FLOOR SHOP PLUS  
FIRST FLOOR****Location:**

The subject premises are prominently located fronting Manchester Road in Ince. This forms part of a popular and well let parade with nearby occupiers including KFC, Galloways and a host of local operators.

Access to the first floor has been removed. It may be possible to create an access from the rear, subject to planning.

**Proposal:**

Offers in excess of £100,000

**Accommodation:**

The premises comprise the following approximate net internal floor areas:

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1,143	106.2
First Floor - not accessible		

**Tenure:**

Freehold with vacant possession

**Business Rates:**

The premises currently has a rateable value of £11,500. For further details visit Gov.uk or contact the business rates department at the local authority.

**EPC:**

Energy Performance Asset Rating - C

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

We have been advised by our client that the property is exempt from VAT.

**Date Prepared:**

March 2022

Subject to Contract

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