For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)

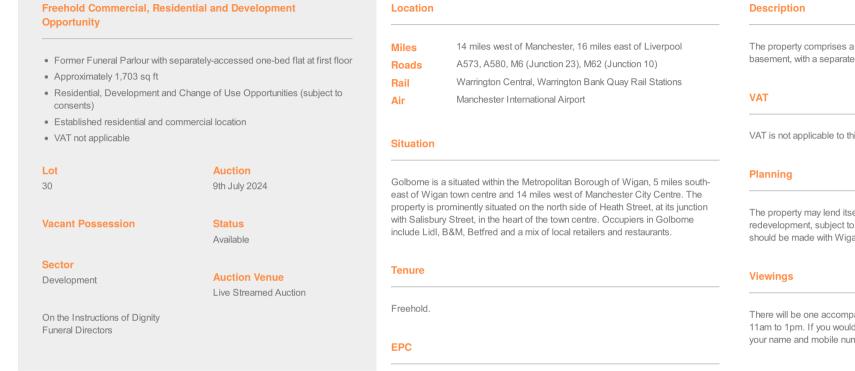




Freehold Commercial, Residential and Development Opportunity

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#### **Property Information**



The EPC will be available to view online in the solicitor's legal pack.

The property comprises a former funeral parlour arranged on the ground floor and basement, with a separately-accessed one-bed flat on the first floor.

VAT is not applicable to this lot.

The property may lend itself to residential conversion, alternative uses and/or redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with Wigan Council. (www.wigan.gov.uk) (Phone: 01942 404364)

There will be one accompanied viewing date on Wednesday 26th June from 11am to 1pm. If you would like to inspect, please confirm your attendance with vour name and mobile number to henry.iohn@acuitus.co.uk

#### **Completion Period**

Six Week Completion

#### DISCLAIMER

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#### Tenancy & Accommodation

Floor	Use		Floor Areas (Approx sq ft)	Tenant
Ground Basement First	Commercial/Ancillary Ancillary Residential - 1 bed, kitchen, living room and bathroom	67.50 24.80 65.90	(727) (267) (709)	VACANT
Total		158.20	(1,703)	

NB: Please note that there is a restriction on funeral use for this property- please see the legal pack for details.

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#### Contacts

Acuitus

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