



£385,000

Barbaras Fashion Shop, 68 High Street, Standish, Wigan, WN6 0HF

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Located in the heart of Standish Village centre, this impressive double-fronted commercial property presents a unique opportunity for both investors and those seeking a prime location for commercial re-location. The freehold property boasts spacious accommodation, featuring a well-equipped kitchen and a bathroom area, making it suitable for a variety of business ventures.

Above the commercial space, you will find a generously sized two-bedroom apartment, currently tenanted, which adds an attractive element for potential investors looking for rental income. The apartment benefits from a delightful balcony, perfect for enjoying the fresh air and views of the surrounding area.

One of the standout features of this property is the large private garden area, providing a tranquil outdoor space that can be enjoyed by both the commercial and residential occupants. The shop space is currently vacant, offering the new owner the flexibility to tailor it to their specific business needs.

External View of Property

Aerial View

Front of Property

Dressing Area

Back Room

Kitchen Area

Bathroom

Apartment

Lounge Area

Kitchen/Dining Area

Bedroom One

Bedroom Two

Bathroom

Hallway

Garden Space

Steps To Apartment

Balcony Area

View of High Street

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

