



2a Wrightington Street
Swinley, Wigan, WN1 2AZ
Offers Over £185,000



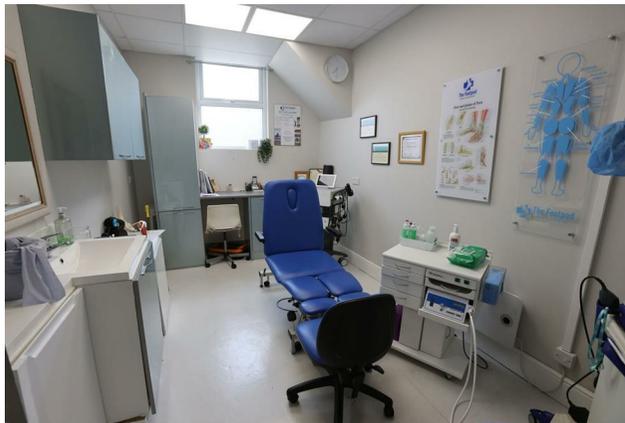
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****ADJACENT TO MESNES PARK AND WALKING DISTANCE TO TOWN CENTRE****

A unique opportunity to purchase a commercial property in the heart of Swinley and in close proximity to the town centre and Mesnes Park with potential for re-development (STP)

The building constructed of brick under pitched slate roof, has been sympathetically refurbished retaining the original features and comprises a two storey premises which has most recently been utilised as a successful podiatrist business.

The ground floor includes 3 clinics, reception, waiting room and w/c. The first floor includes 2 studio rooms in an open plan layout and a shower room.



Ground Floor

Vestibule

4'0" x 3'4" (1.23 x 1.04)

Hallway

4'0" x 3'4" (1.23 x 1.04)

Clinic 3

14'7" x 9'3" (4.47 x 2.83)

Reception

14'11" x 4'4" (4.56 x 1.34)

Clinic 2

14'6" x 7'9" (4.43 x 2.38)

Clinic 1

14'5" x 8'11" (4.41 x 2.72)

Waiting room

9'10" x 6'10" (3 x 2.09)

W/c

First Floor

Studio Room 1

16'9" x 14'7" (5.11 x 4.47)

Shower Room

Studio Room 2

22'11" x 14'9" (7 x 4.52)

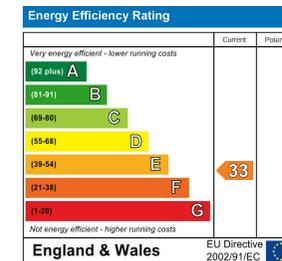
Area Map



Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

3 Wrightington Street, Wigan, Greater Manchester, WN1 2AZ

Tel: 01942 242 636 Email: Info@fazakerleysharpe.co.uk www.fazakerleysharpe.co.uk