

Lot 56

42 Market Street, Hindley,
Wigan, Lancashire WN2 3AN

GUIDE PRICE: £55,000



**VACANT COMMERCIAL PROPERTY WITH
FURTHER DEVELOPMENT POTENTIAL STP**

This mid-terraced building comprises of a ground floor shop with basement storage plus internal access to ancillary office/storage accommodation at first floor level. There is a substantial two storey annex to the rear of the property that may have development potential for residential or commercial use subject to planning consent. We have also been informed that the Local Authority has stated that no planning permission is required for the conversion of the upper part into a self-contained flat. However, we strongly recommend that any intending purchaser carries out their own relevant enquiries. Other local traders include Coral Bookmakers and Nationwide Building Society and the property is close to Wigan Wallgate Station. The property is being sold with full vacant possession.

ACCOMMODATION

Ground floor shop: Gross frontage: 15'1", Internal width: 15'5", Shop depth: 23'1", Built depth: 42', WC
Basement storage area: approximately 325 sq ft
First floor office/storage: area approximately 400 sq ft
Rear annex: not measured

TENURE

Leasehold for a term of 999 years from 10 June 1868 at an apportioned rent of £3.70 per annum

LOCAL AUTHORITY & TAX RATING

Wigan Metropolitan Council 01942 244 991
Adopted Rateable Value: £3,350

VENDORS SOLICITORS

Mr M Cohen, Porter Crossick Solicitors
8a – 10a Kilburn Bridge, London NW6 6HT
020 7625 4424

VIEWING TIMES

By appointment through the Auctioneers