



100-102 Gidlow Lane, Wigan

Wigan

Offers in Region of £750,000



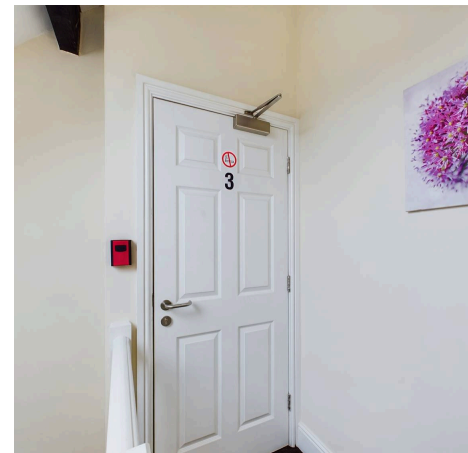
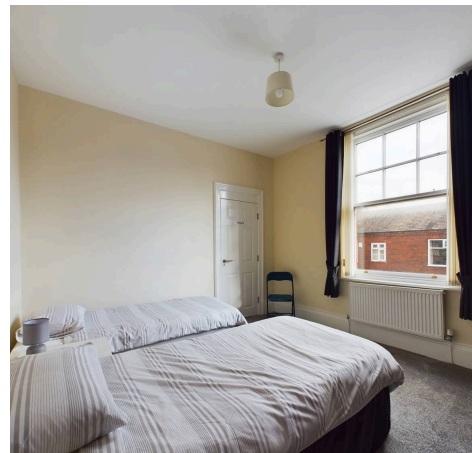
100-102 Gidlow Lane

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Exciting pub & apartments for sale with high-quality fixtures, extensive seating, rental income, and expansion potential. Prime location & robust rental income of £58,400 p.a with an 8% yield, offers a lucrative investment opportunity. Contact hello@ruttergreen.co.uk for more info. Council Tax band: TBD

Tenure: Freehold

- Public House And Apartments For Sale
- Wide Frontage With Large Car Park And Extensive External Seating Areas
- Property Undergone Substantial Refurbishment Investment
- Prime Location Within Walking Distance Of Town Centre
- Apartments Are Currently Let On Standard ASTs
- Planning Permission Submitted For Three Additional Apartments
- Investment Opportunity
- Rental Income Of £58,400 PA
- Email hello@ruttergreen.co.uk For Further Information
- Rental Yield of 8%







Floor 0

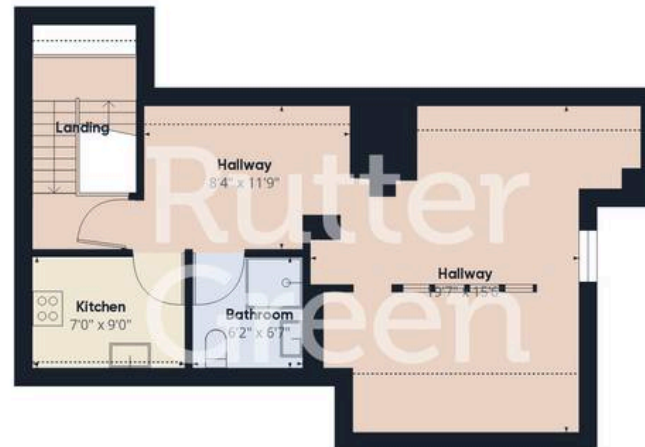


Floor 1

Approximate total area⁽¹⁾
2061.18 ft²
Reduced headroom
86.82 ft²



Floor 2



Floor 3

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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Disclaimer

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. We ask our clients to check their own sales particulars and verify the information is correct. Fixtures, fittings and appliances have not been tested and therefore we can give no guarantees that they are in full working order. All measurements and land sizes are quoted approximately. Tenure should be established with your Solicitor and Council Tax band with Wigan Council.