

**RGR**  
Rutter Green

**CONFIDENTIAL  
SALE**

**CONTACT 01942 367915  
FOR MORE INFORMATION**

**Motorstart M O T Centre, 1 York Street**  
Wigan

Offers in Region of **£595,000**



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## Motorstart M O T Centre

1 York Street, Wigan

Prime Industrial Space For Sale on Miry Lane Trading Estate.

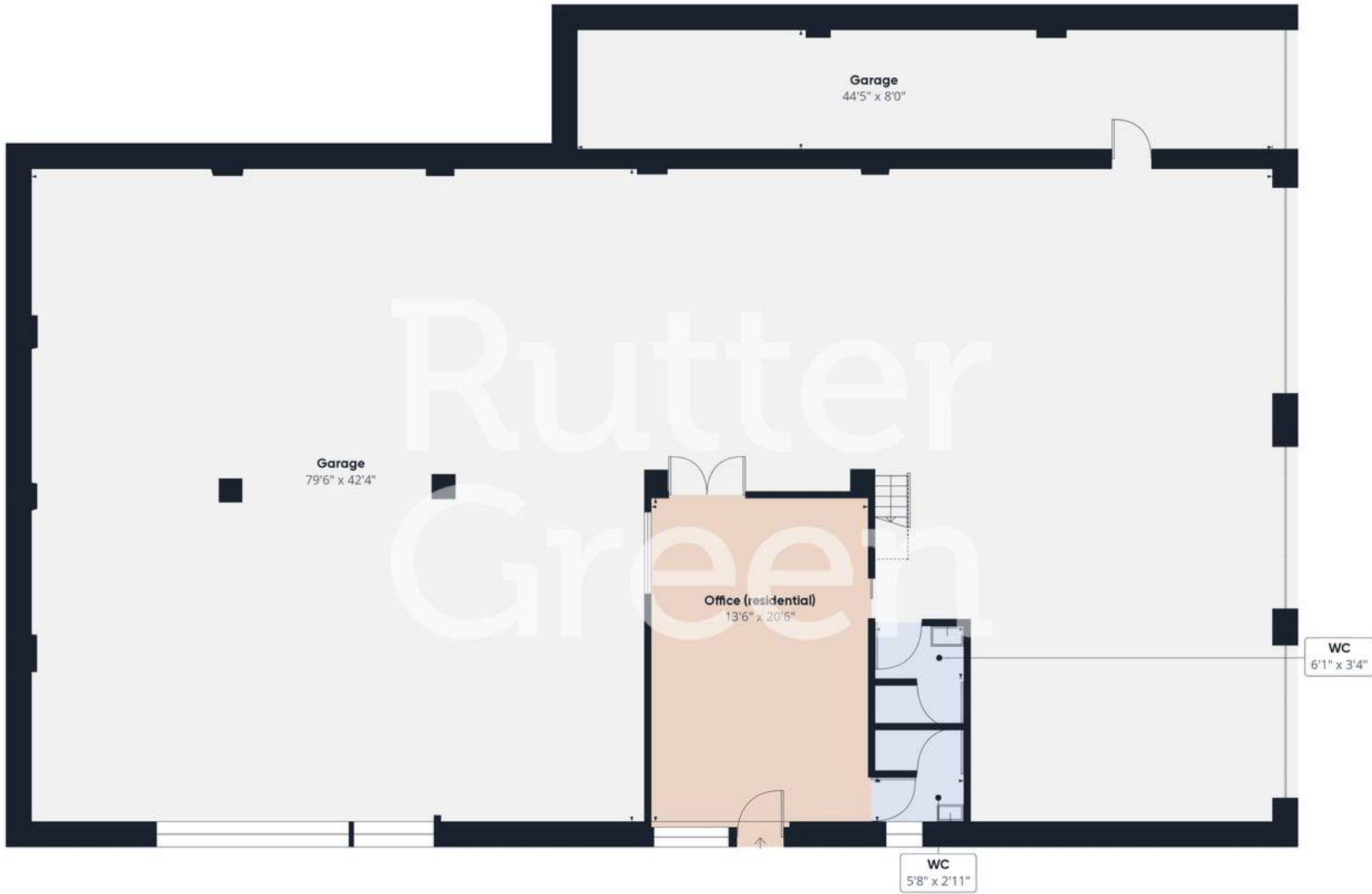
- Industrial Unit On Sought After Trading Estate
- Large Car Park With Secured Gates
- Mezzanine Area With Kitchen And Offices
- Freehold Property
- Close To Town Centre
- Reception Area
- 2 Smaller Roller Shutter Entries To The Building Measuring 3M x 3M
- 8 Metres Eaves With 6M x 4M Shutter
- Confidential Sale
- Retractable Front Window To Allow Access Into Unit
- Can Be Sold With Vacant Possesion or Tenanted



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**Approximate total area<sup>(1)</sup>**

3653.06 ft<sup>2</sup>

**Reduced headroom**

11.19 ft<sup>2</sup>

(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.

**GIRAFFE360**

**Floor 0**





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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.