



1 Miry Lane, Wigan

Wigan

Offers in Region of **£450,000**



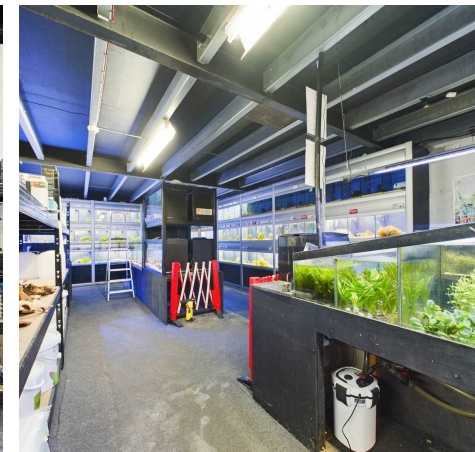
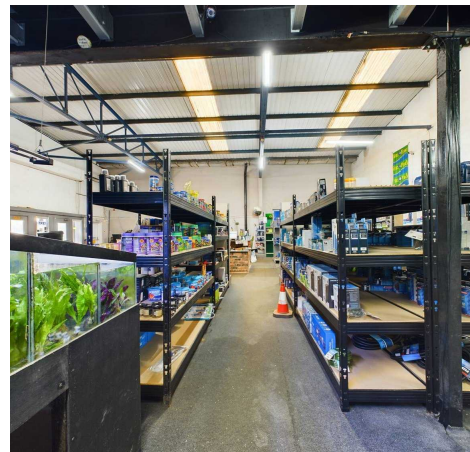
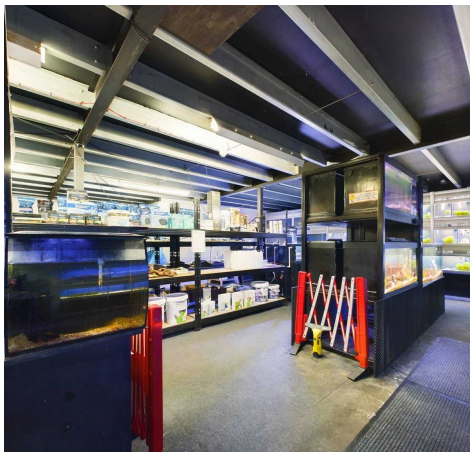
Miry Lane

Wigan, WN3 4AF

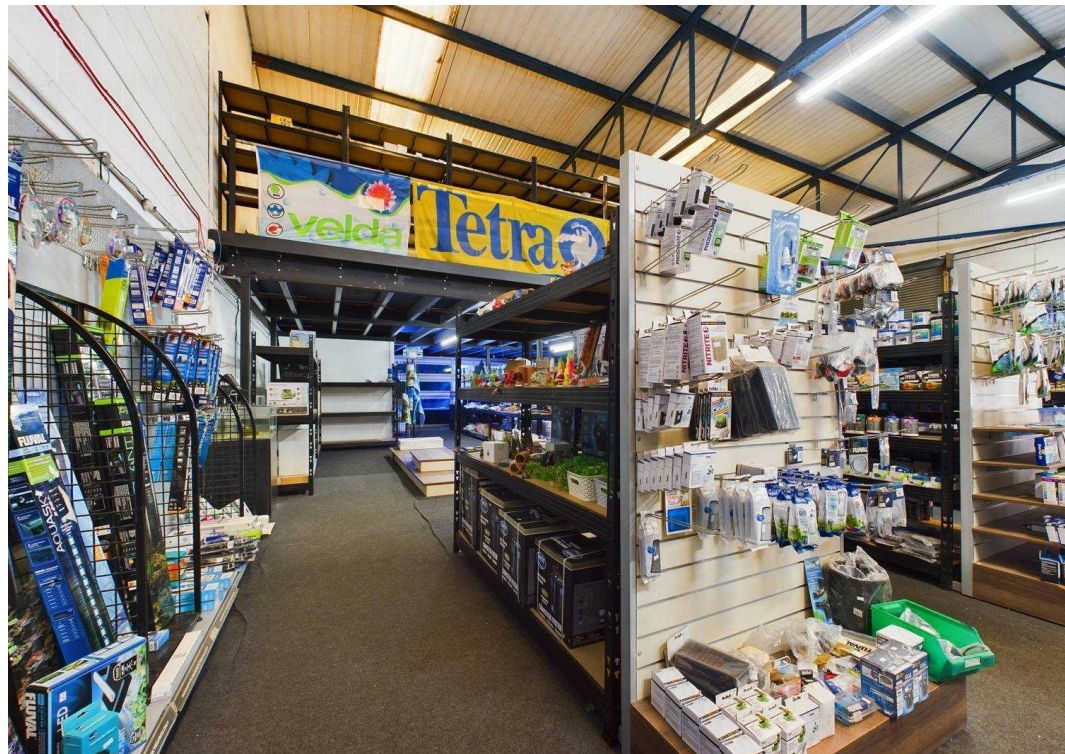
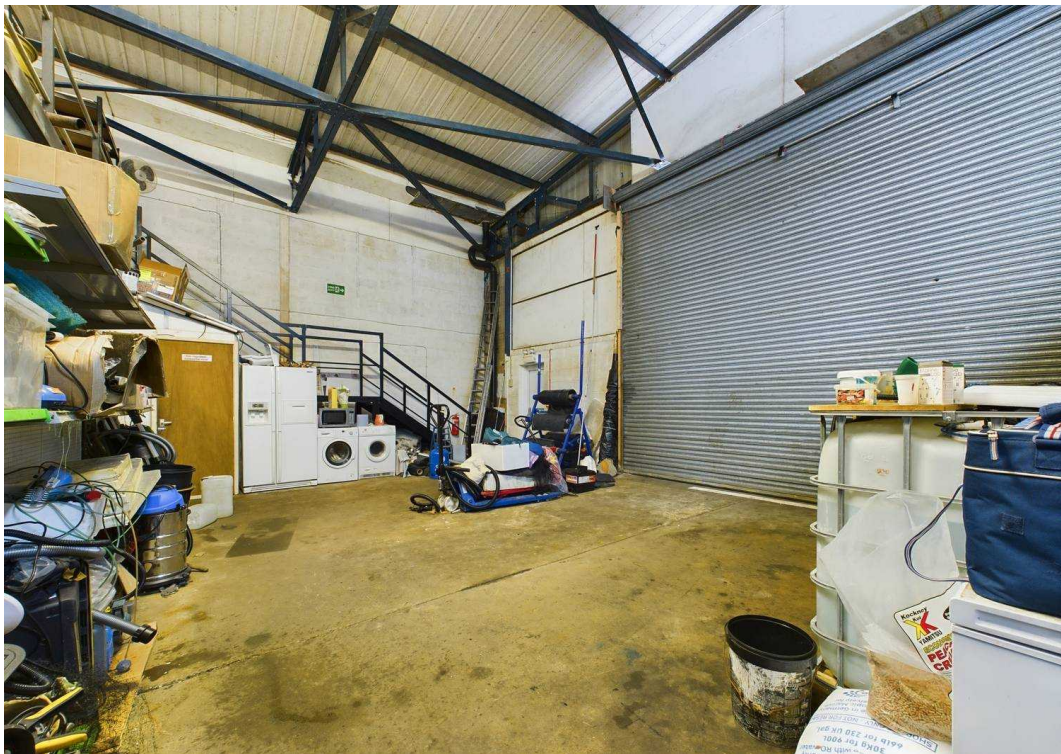
Industrial unit for sale on the popular Miry Lane trading estate situated within walking distance to Wigan Town centre.

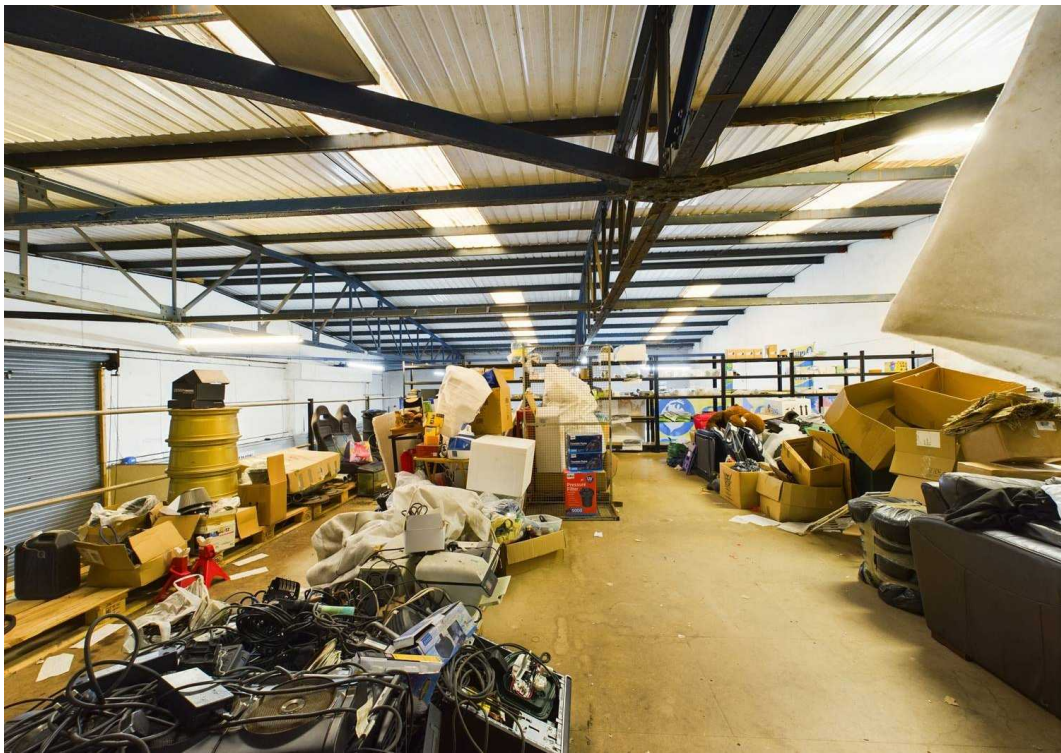
Tenure: Freehold

- Large Commercial Unit
- Prime Location
- Approximately 5574 Sq.Ft
- Mezzanine Area
- Large Car Park To The Front
- Sold With Vacant Possession
- Close To Wigan Town Centre
- Walking Distance To Public Transport Links
- Viewings Highly Recommended
- Property Is Currently Opt To Tax











Floor 0



Floor 1

Approximate total area⁽¹⁾

5574.63 ft²

Reduced headroom

44.13 ft²

(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



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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.