



HIGH STREET  
GOLBORNE  
WA3 3BT

£320,000





## HIGH STREET, GOLBORNE, WA3 3TG

### A Large Detached Commercial Tenanted Investment Property (approx. 3000 sq.ft) Set In A Prominent Position In The Centre Of Golborne High Street.

The property is adjacent to Peter Cane Square, comprising of two self-contained commercial units plus two 2 bedroom apartments above.

Currently all let with a total combined gross income of £32,880 per annum.

Further information available on the 4 individual tenancies can be made to qualified buyer on requests.

There is a gated driveway to the side of the property with potential parking to the rear.

#### **General Services:**

All mains services are believed to be connected to the property.

#### **Local Authority:**

Wigan Borough Council.

#### **Tenure:**

Freehold

#### **NB:**

We request that interested parties can view externally at any reasonable time of day but that the current tenants' rights to privacy are respected.



**Energy efficiency rating for this property**

This property's current energy rating is E. It has the potential to be D.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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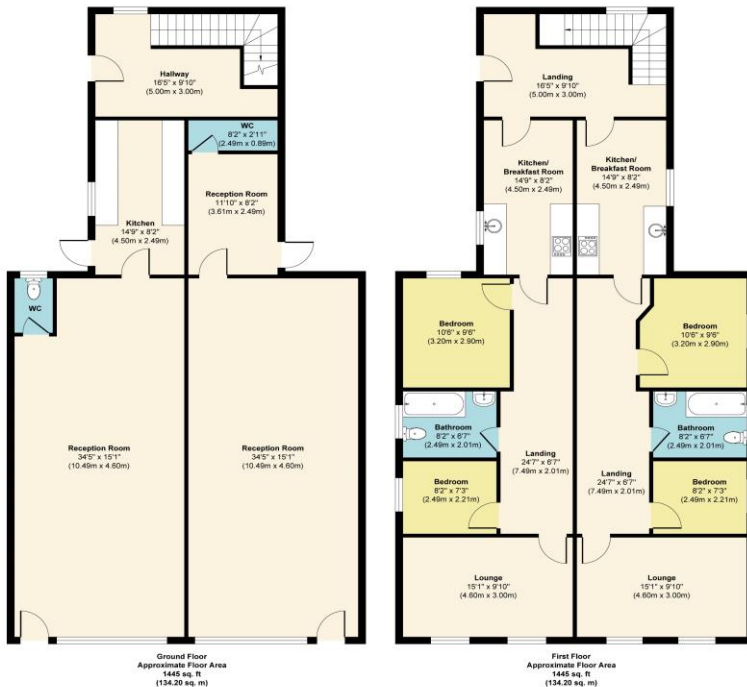
The graph shows this property's current and potential energy efficiency.

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For properties in England and Wales:

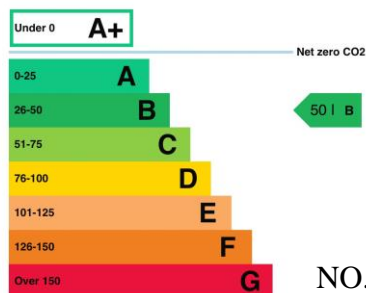
- the average energy rating is D
- the average energy score is 60



Approx. Gross Internal Floor Area 2890 sq. ft / 268.50 sq. m  
Illustration for identification purposes only. Measurements are approximate, not to scale.  
Produced by Elements Property

**Energy efficiency rating for this property**

This property's current energy rating is B.

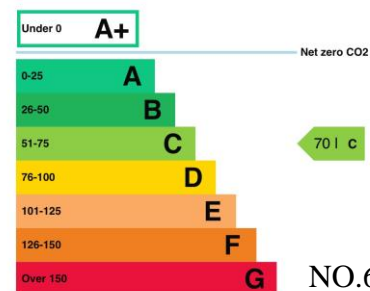


Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

**Energy efficiency rating for this property**

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.