

OIRO



Gores Tea Room Atherton Road, Hindley Wigan
OIRO £365,500



104-108 Wallgate
Wigan
WN3 4HE
01942 367915

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www.ruttergreen.co.uk

Gores Tea Room Atherton Road, Hindley Wigan

- Prime Location
- Thriving Business included
- Beautifully Presented
- Triple Fronted Property
- 4 Bedroom's
- Function Room
- Garden to Rear
- Over 2,500 sq.ft
- Freehold
- Established Business since 1940's

This beautifully presented property has been finished to a high standard throughout.

In recent years Hindley has become a desirable eating and drinking circuit, with many new stylish bars and restaurants opening.

A Little about us:

Gore's have been trading in Hindley since the 1940's, originally as a temperance bar which served non-alcoholic & herbal drinks before moving on to open a newsagent that served the community for over 50 years. Gores lay claim to being one of the longest standing family ran businesses in the borough!

Internally, you are greeted by the contemporary open plan seating area that leads you to the private function room situated on the 1st floor. The clever and unique designs of this building really do give this the WOW factor.

The residential side of the building has been designed and executed beautifully, with 4 excellent sized bedrooms and bathrooms to die for, you really do have to view to appreciate.



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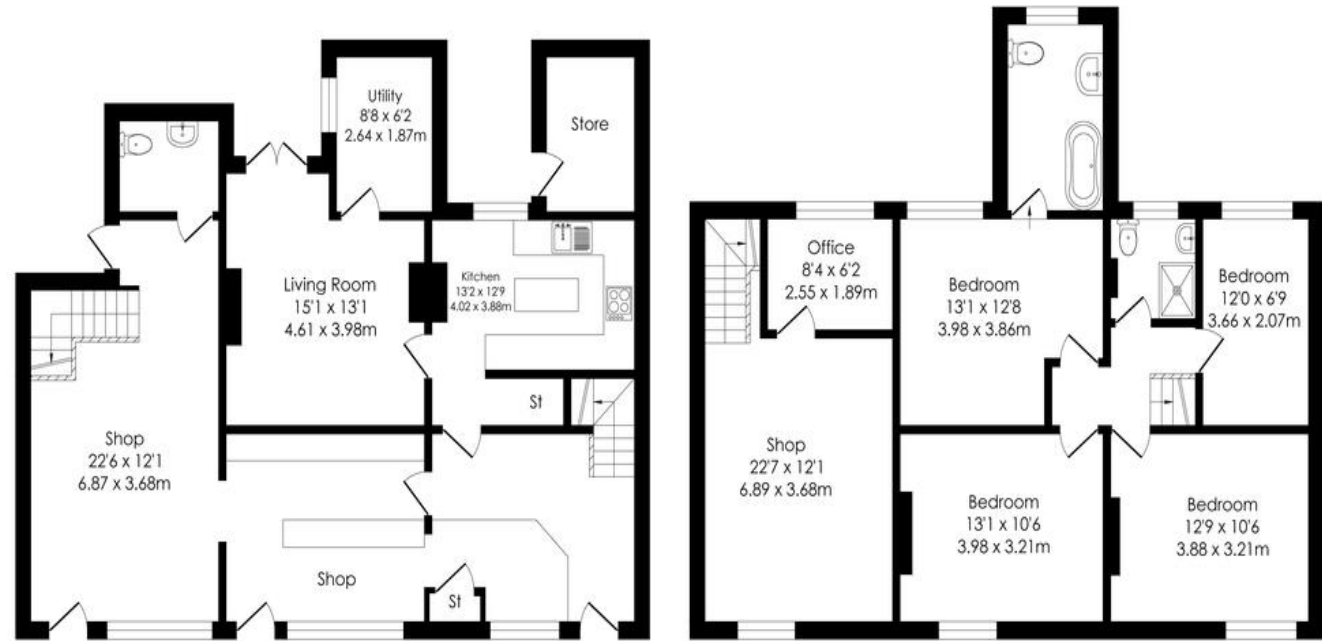
If you would like to arrange a viewing of this property, please contact our showroom at

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Additional information on this property is available at

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Approx. Floor Area 1016 Sq.Ft (94.41 Sq.M.)

Approx. Floor Area 945 Sq.Ft (87.76 Sq.M.)

Atherton Road

Total Approx. Floor Area 1961 Sq.ft. (182.17 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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.



