

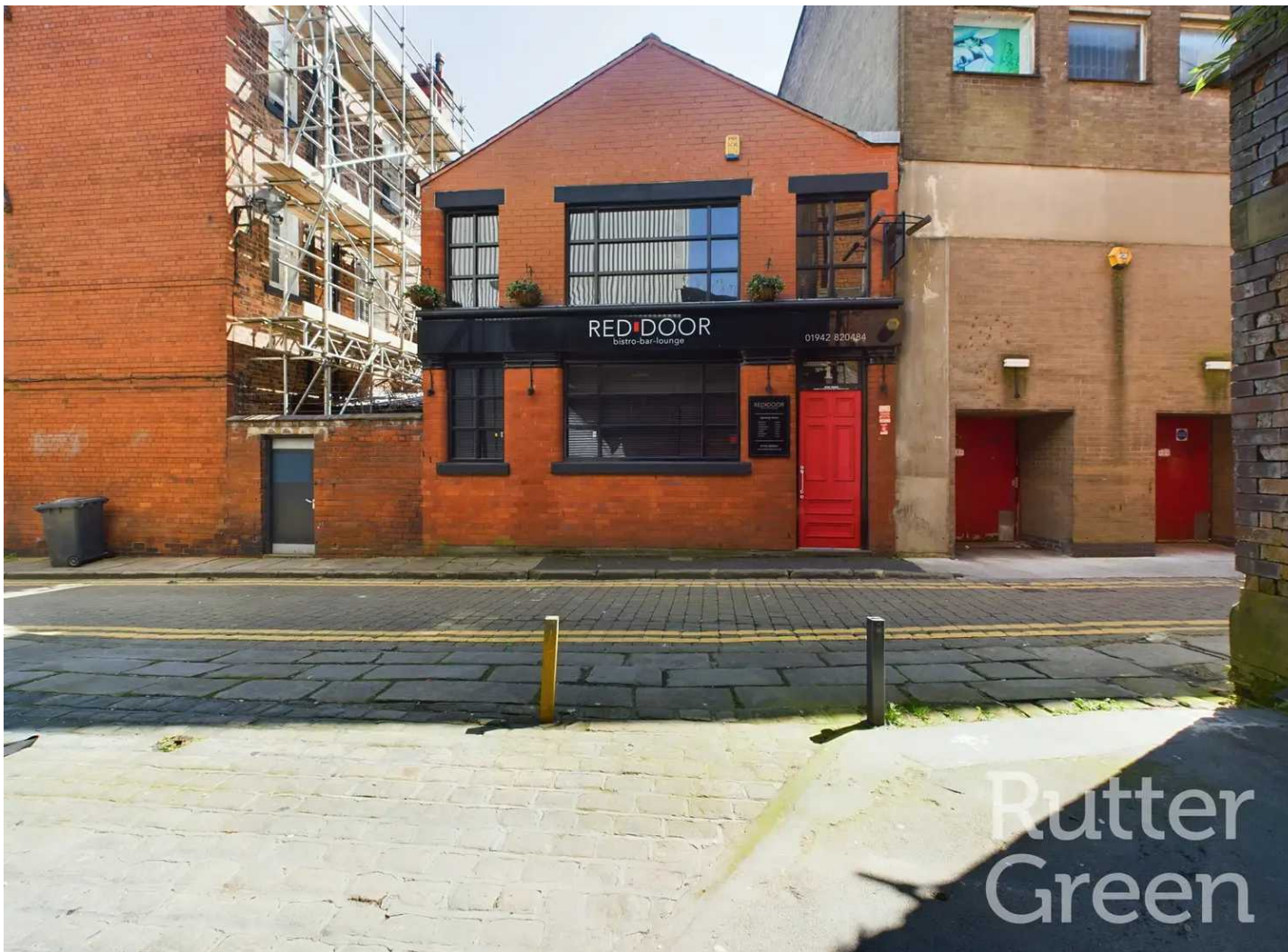


1 College Avenue, Wigan WN1 1DF

Wigan

£175,000

Rutter
Green



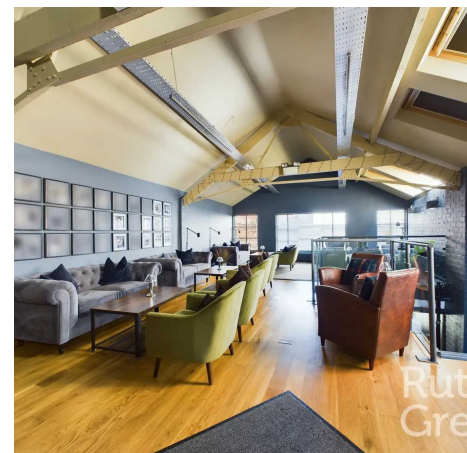
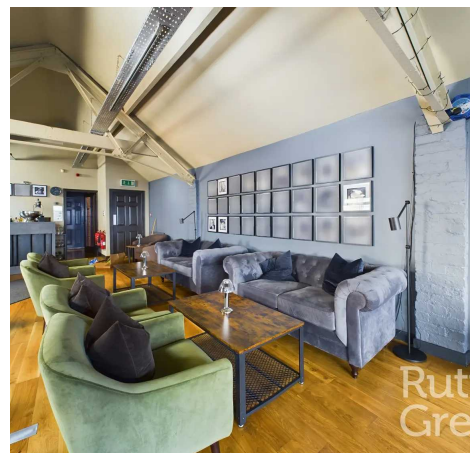
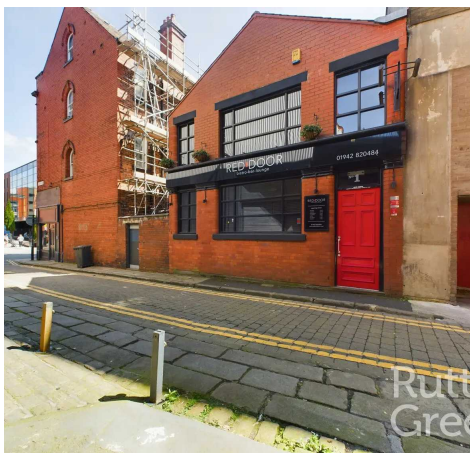
Red Door Bistro

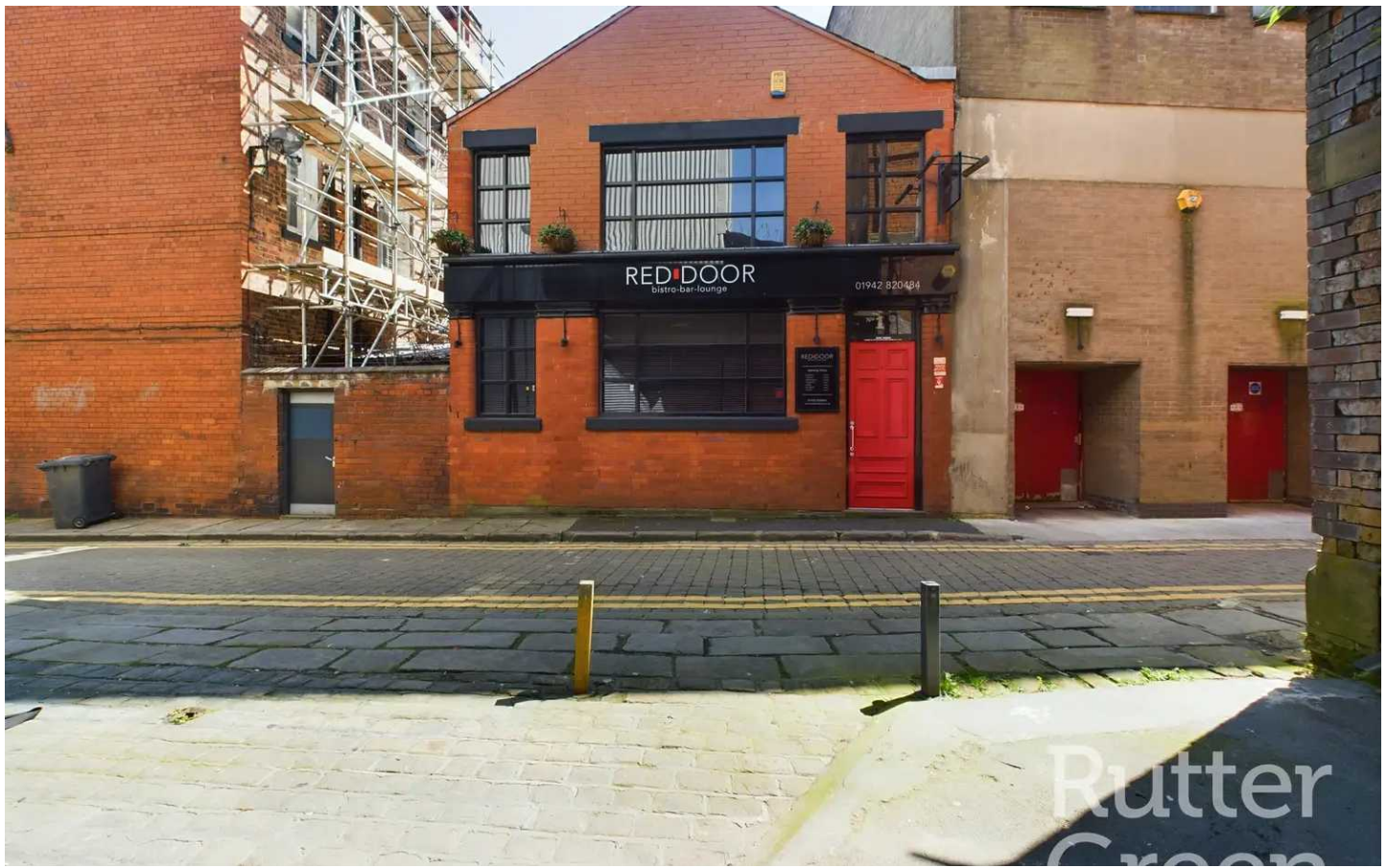
1 College Avenue, Wigan

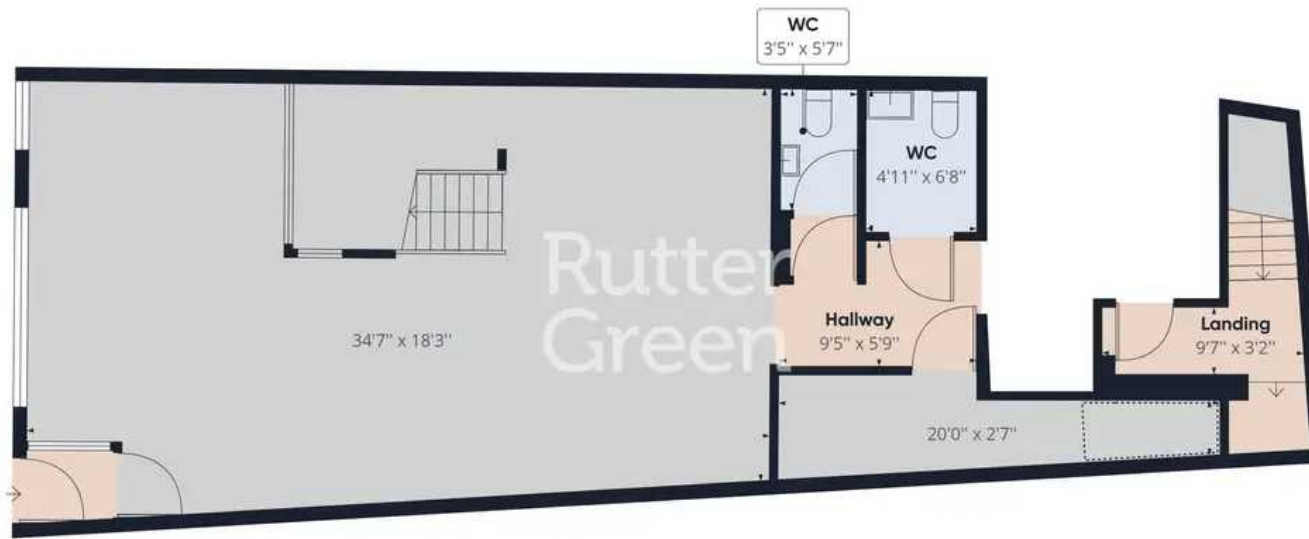
****Building Only For Sale**** Rutter Green are delighted to present an exceptional investment opportunity- a prime commercial property located on College Avenue in the heart of Wigan Town Centre. The property boasts a strategic location and a promising potential for high returns.

Tenure: Freehold

- Perfect Investment Opportunity
- Long Term Tenant in Situ
- Town Centre Location
- Freehold Property
- Close to Major Transport Links
- Business Not Affected







Floor 0



Floor 1

Approximate total area⁽¹⁾

1707.04 ft²

Reduced headroom

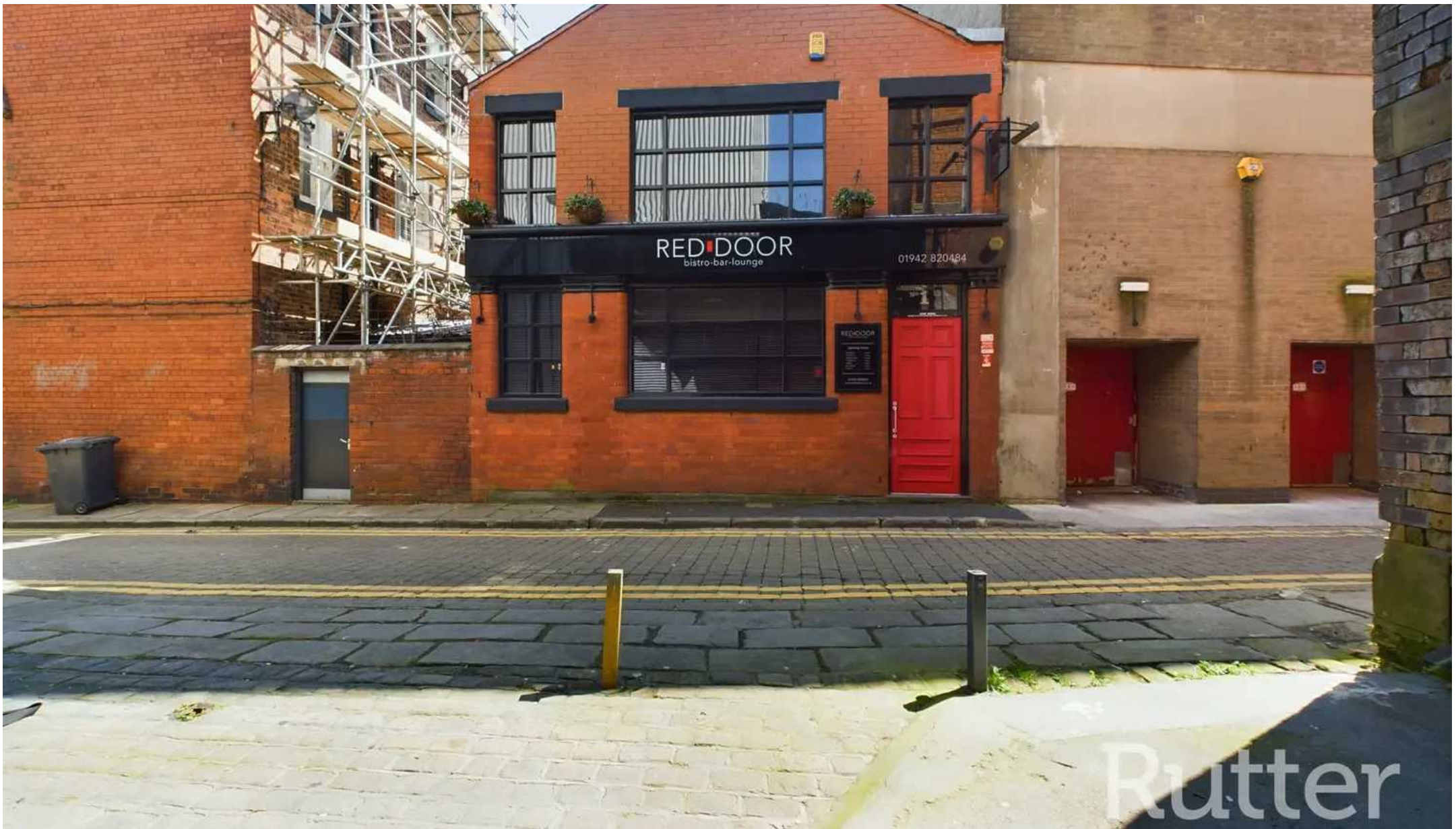
16.70 ft²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360



Rutter Green – Commercial Properties

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