



RED DOOR  
bistro-bar-lounge

01942 820484

College Avenue, Wigan

Wigan

£175,000

Rutter  
Green



# 1 College Avenue

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.

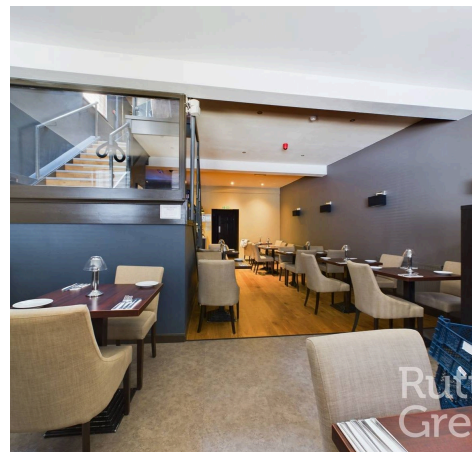
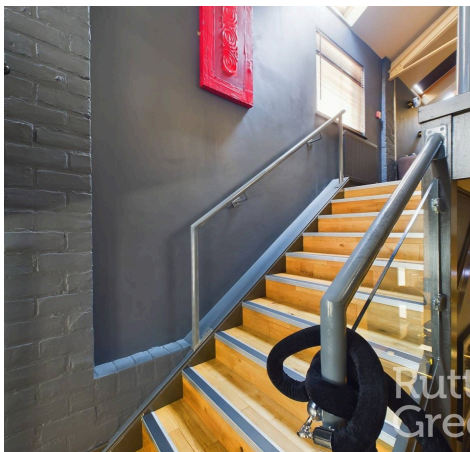
Council Tax band: TBD

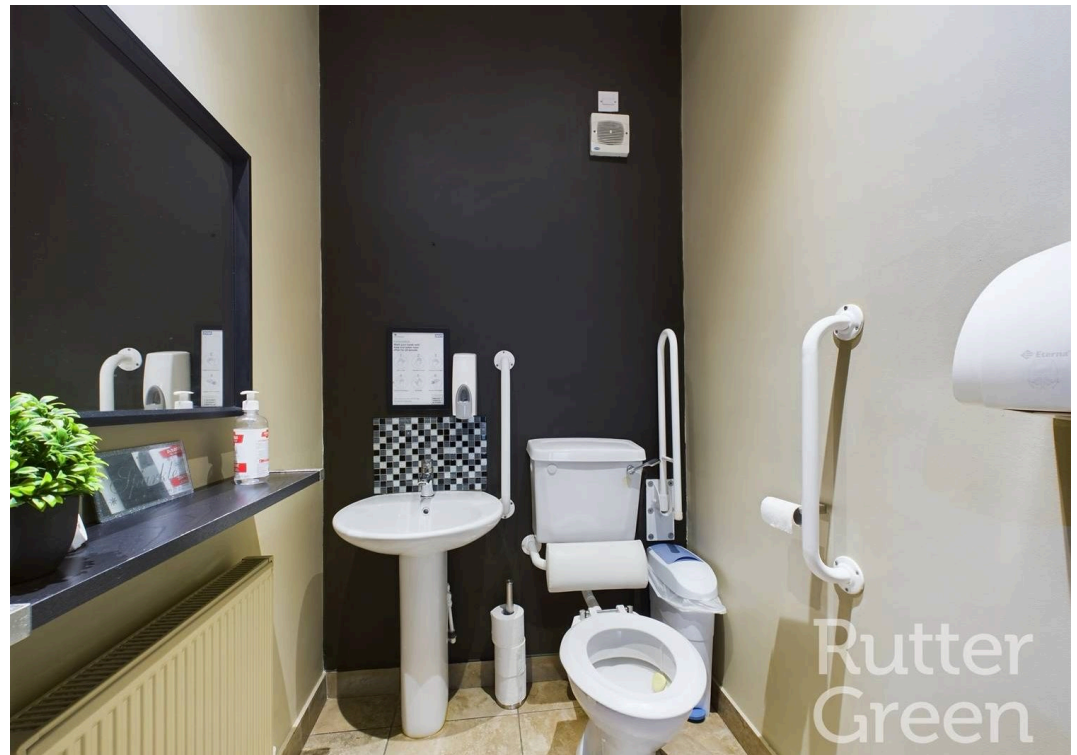
Tenure: Freehold

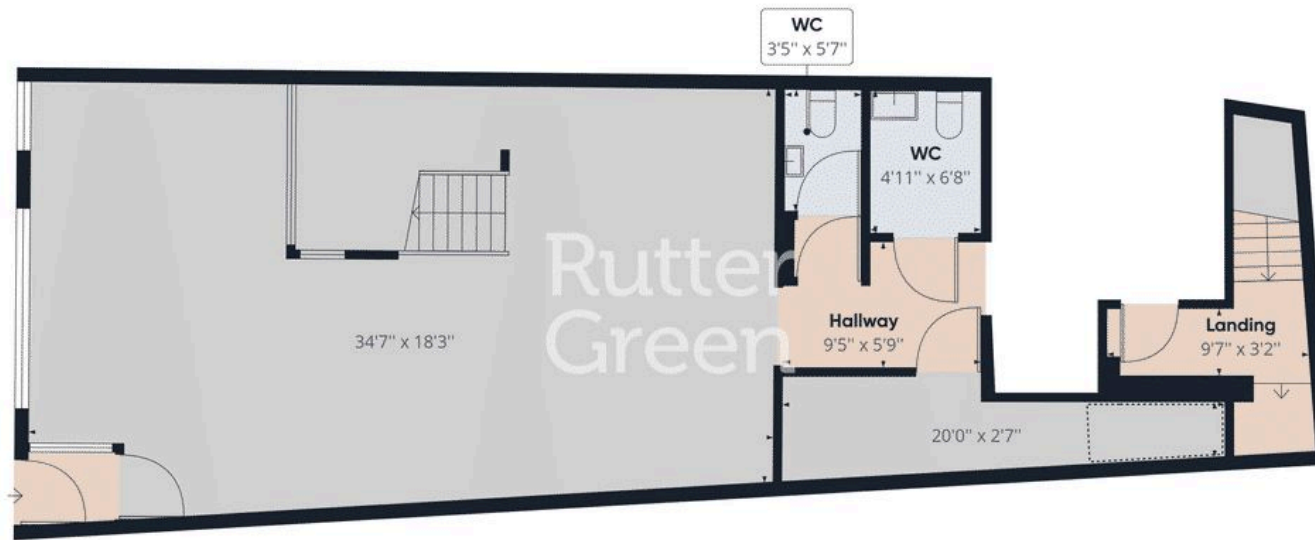
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

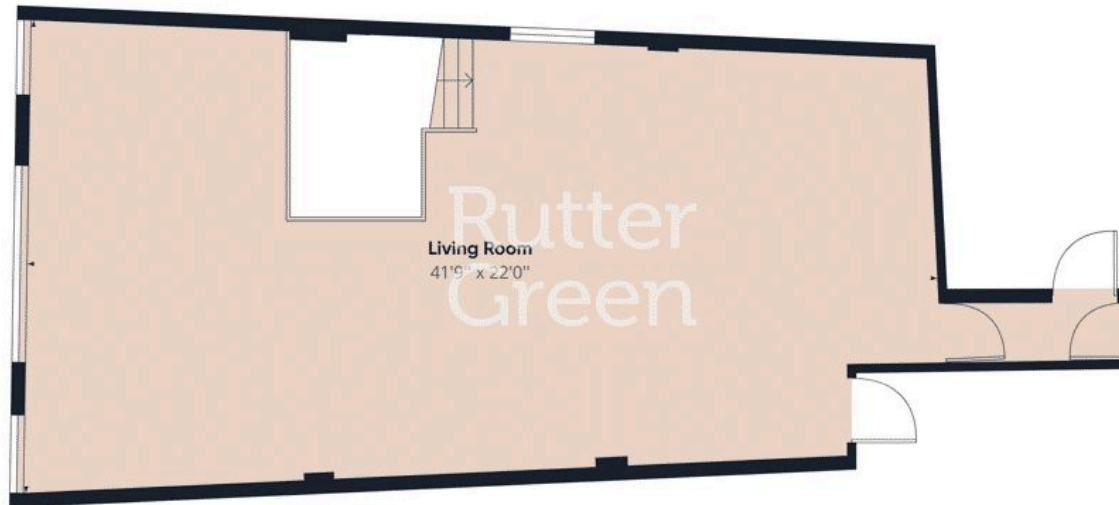
- Perfect Investment Opportunity
- Long Term Tenant in Situ
- Town Centre Location
- Freehold Property
- Close to Major Transport Links
- Business Not Affected







Floor 0



Floor 1

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

1707.04 ft<sup>2</sup>

Reduced headroom

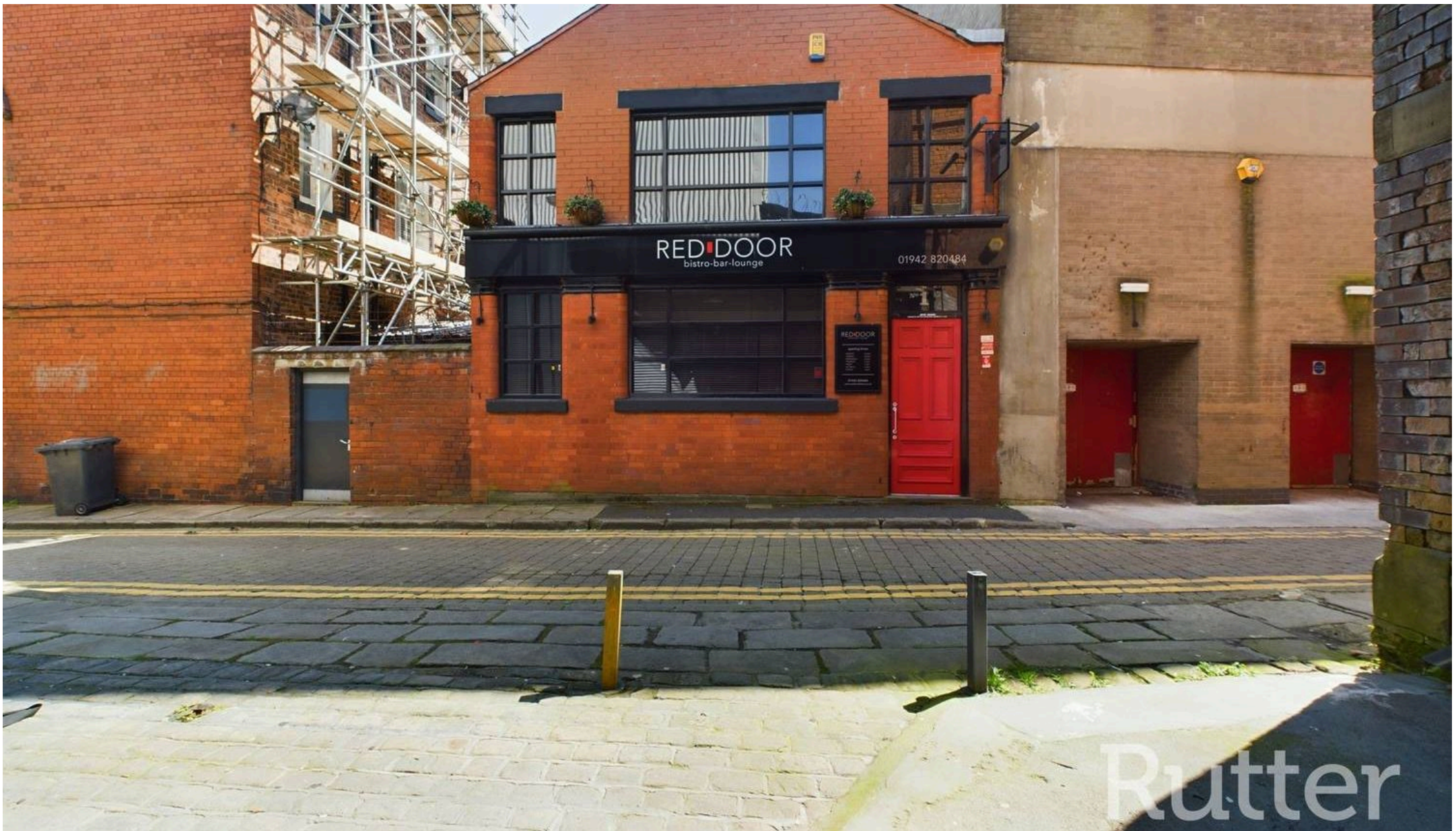
16.70 ft<sup>2</sup>

(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.

GIRAFFE360



## Rutter Green – Commercial Properties

64 Kenyon Road, Wigan – WN1 2DQ

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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.