



**45 Skull House Lane, Appley Bridge,
Wigan, WN6 9DR**

Rent £900 PCM

RG
Rutter Green

64 Kenyon Road

Wigan

WN1 2DQ

www.ruttergreen.co.uk

hello@ruttergreen.co.uk

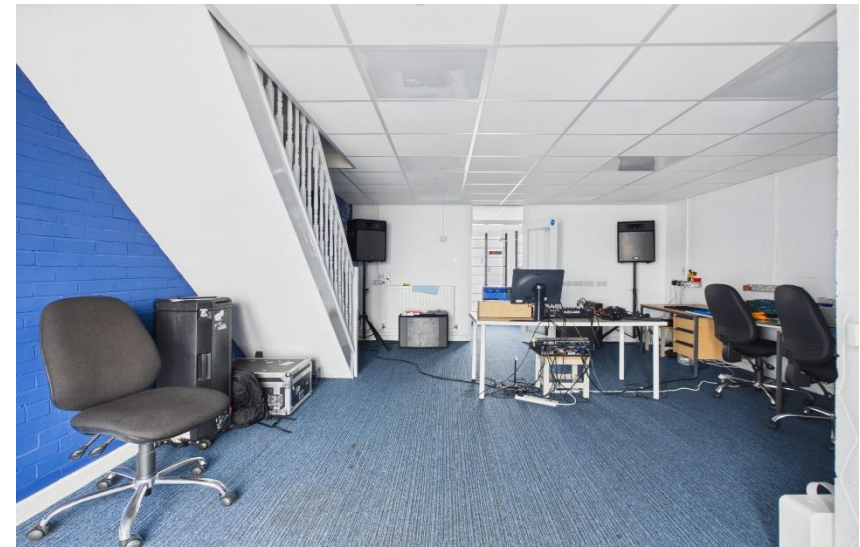
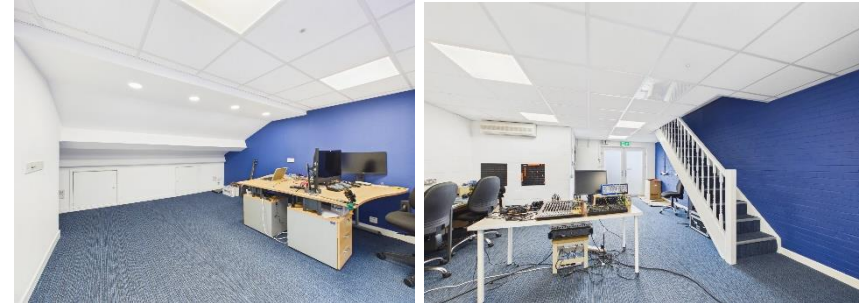
01942 367915

43 Skull House Lane, Appley Brideg, Wigan, WN6 9DR

- Sought-after location in Appley Bridge
- Spacious open-plan ground floor
- Additional first floor office space
- Kitchenette and WC
- Garden-fronted with good kerb appeal
- Two rear parking spaces
- Fully alarmed
- Prominent signage opportunity
- Excellent transport links
- Qualifies for Small Business Rate Relief (subject to criteria)

To Let – Commercial Premises, Skull House Lane, Appley Bridge, Wigan

An excellent opportunity to lease a well-presented and highly versatile commercial property, prominently positioned within the prime village location of Appley Bridge. Offering flexible accommodation over two floors, the property is ideally suited to a variety of business uses and benefits from being surrounded by a strong mix of established local businesses. The ground floor comprises a large open-plan workspace providing excellent usability, together with a fitted kitchenette and WC facilities. To the front, there is a reception area along with an additional office or storage space. The first floor offers a further spacious office or working area, ideal for businesses requiring separate departments or additional room to grow. Externally, the property enjoys an attractive garden-fronted position, creating strong kerb appeal and a professional presence, along with ample signage opportunity to the front elevation. To the rear, there are two allocated parking spaces, providing convenient off-road parking for staff or visitors.





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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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.

