



**140 Ince Green Lane, Higher Ince, Wigan
WN2 2DA**

Rent £750 PCM



64 Kenyon Road

Wigan

WN1 2DQ

www.ruttergreen.co.uk

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01942 367915

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Commercial Unit To Let On Ince Green Lane, Higher Ince, Wigan

- Commercial Property To Let
- Close To Local Amenities
- Stylish Decorated Space
- On Street Parking
- Large Signage Area To Front
- New Lease To Be Assigned
- Previously Let As Hair Salon/ Beauty Premises
- Walking Distance to Train Station
- Situated Within A Large

Commercial Unit To Let

Rutter Green are delighted to offer to let this stylishly decorated commercial property, prominently located on Ince Green Lane, Higher Ince, Wigan. The premises are well positioned close to local amenities within a large established residential area, offering excellent visibility and strong potential for passing trade. The property benefits from a large signage area to the front and convenient on-street parking. Previously operating as a hair salon and beauty premises, the space is versatile and suitable for a variety of commercial uses, subject to requirements. It is also within walking distance of the train station, providing excellent transport links. A new lease is to be assigned, presenting an ideal opportunity for an established or growing business. Viewings are highly recommended to fully appreciate what this well-located premises has to offer.





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.

