



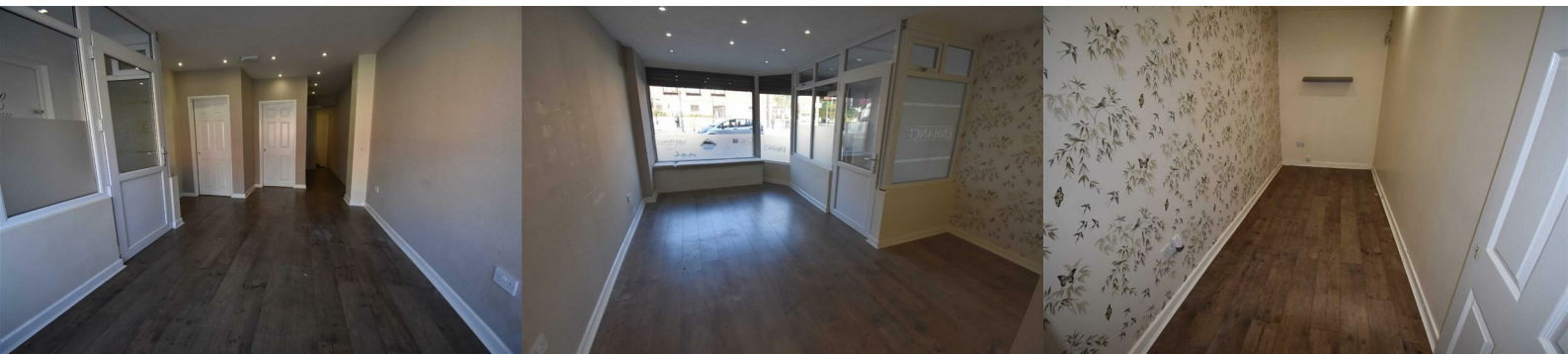
49 Wigan Road

Ashton-In-Makerfield, Wigan, WN4 9AR

£500 PCM



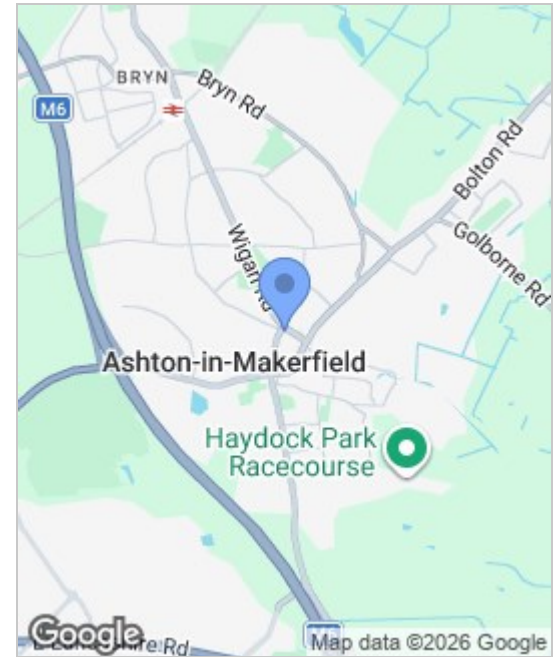
Sapphire Homes are pleased to offer this well presented Commercial Unit with A1 use located in the centre of Ashton in Makerfield. There is Roller shutter security, Small kitchen area, Single W.C and 1 parking space to the rear.



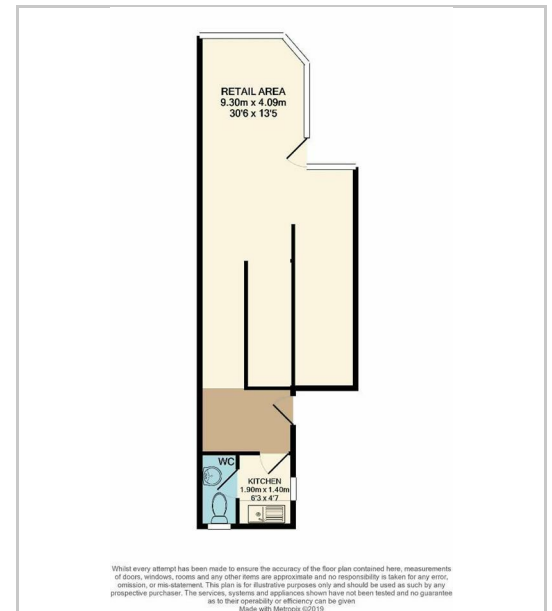
**Main Shop Area 13'5" x 30'4" (4.10 x 9.25)**

**Utility Room / Toilet Area 11'10" x 7'10" (3.60 x 2.40)**

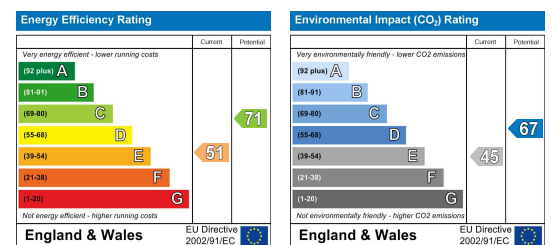
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in relation to the property.



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