



## 704 Ormskirk Road

Pemberton, Wigan, WN5 8BB

**£700 PCM**



Sapphire Homes are pleased to offer this well maintained Commercial Unit with A1 use. To the rear there is a small kitchen area and single W.C. The property has a double glazing, a tasteful and neutral decor and there is a yard with potential storage unit to the rear. The shop is a brief walk to the heart of Pemberton and is located in a popular location which also offers close proximity to local amenities and transport links.

Current rateable value (1 April 2023 to present) - £5,800



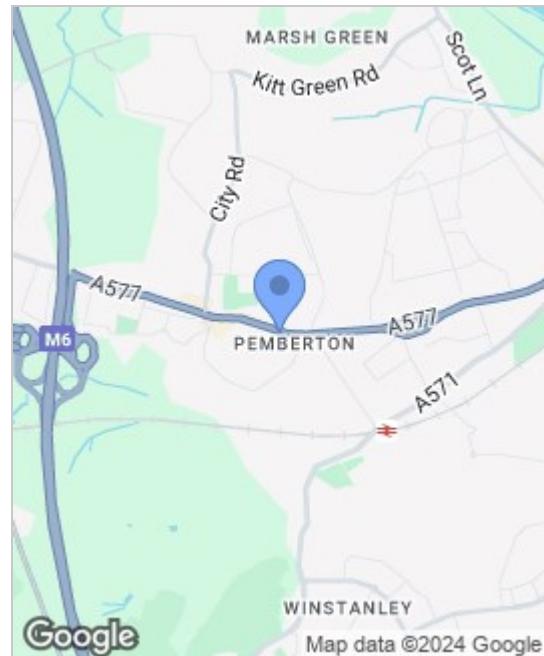
## GROUND FLOOR

### Shop Frontage / Retail Area

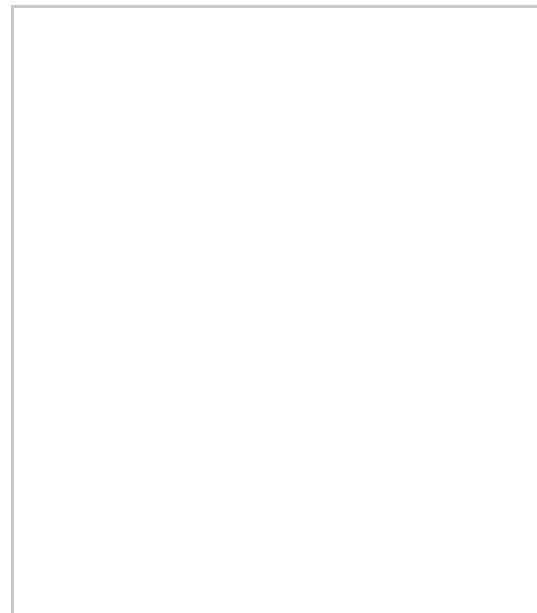
### Kitchen

### W.C.

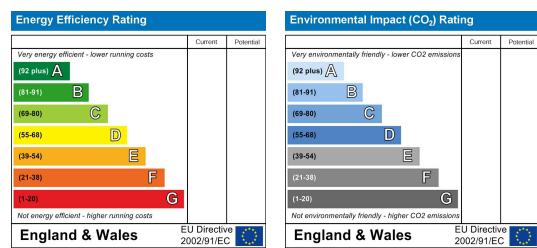
## Area Map



## 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 them as containing representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of this property.



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