



Pepper Lane, Standish, Wigan

Offers Over £299,995

Ben Rose Estate Agents are delighted to present to the market the opportunity to acquire this delightful commercial property currently serving as a bakery/pie shop in the heart of Standish, Wigan.

The ground floor premises comprises of a shop floor with three operating bakery rooms. An outdoor WC, single detached garage, spacious entrance hall and lounge.

The first floor, comprises of living accommodation. Here you'll find three bedrooms, two are spacious doubles. The third bedroom will fit a single bed but can also be used as an office space. Also on this floor is a two piece bathroom with bath and over the bath shower with a separate WC.

Access to the first floor can be found to the front of the building, independently from the shop floor.

Externally the shop is in a prime location and presents an exciting business opportunity. There is a drive for multiple vehicles off road to the front of the shop.

The current setup offers exceptional potential for an enthusiastic new owner to establish a thriving operation here. Very rarely do independent businesses of this type or location come on to the open market and we therefore highly recommend viewing at the earliest opportunity to avoid any disappointment.

All room dimensions can be found on our floor plans.





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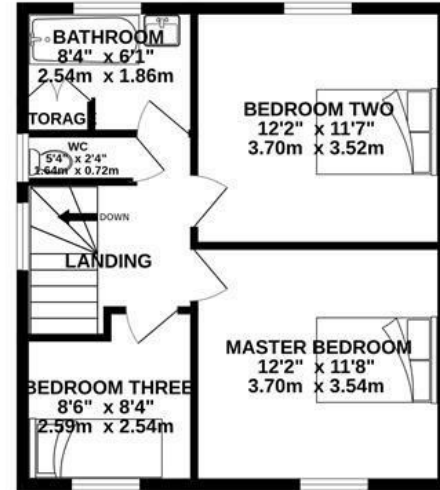
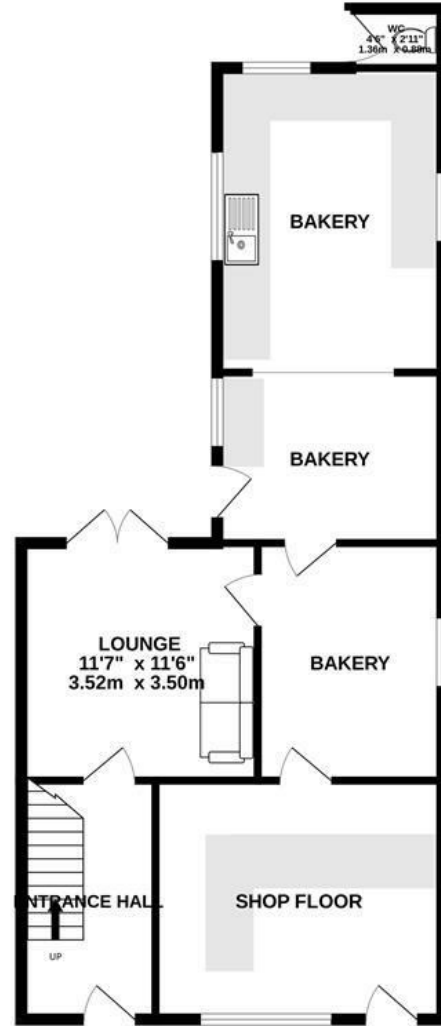




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GROUND FLOOR
897 sq.ft. (83.3 sq.m.) approx.

1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.

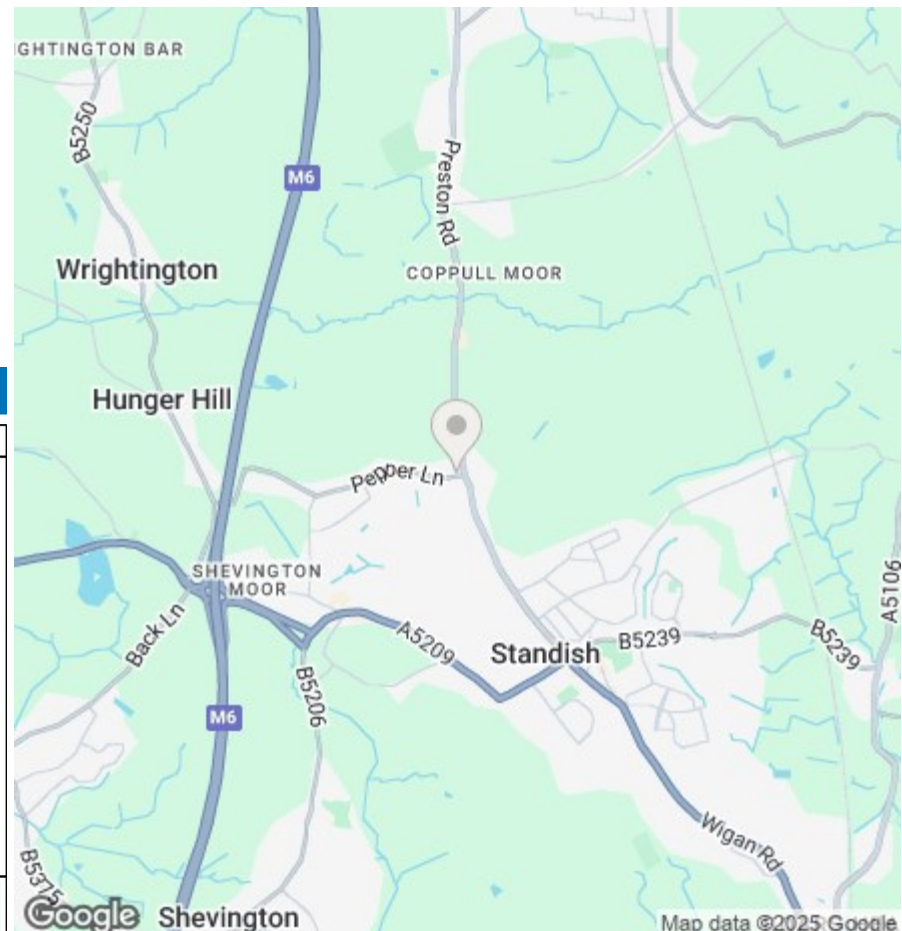


TOTAL FLOOR AREA : 1372 sq.ft. (127.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	