



**Springfield Road
Wigan
Lancashire
WN6 7BB**

Offers in Excess of £375,000

bettermove

Springfield Road Wigan

Bettermove are proud to present this 11 bedroom detached commercial property, available chain free.

This property has an CEPC rating of C, valid until March 2032, the council tax band is A.

The living quarters of this property comprise 11 bedrooms, which are in need of renovation, and a pub located on the ground floor, making this property a perfect investment opportunity, with potential to be a mixed use public house. There is ample off street parking available.

This pub is currently tenanted and will be sold with tenants in situ for immediate investment, rental yields can be obtained through Bettermove.

Located in the popular town of Wigan, this property is close to a range of amenities including shops, supermarkets and restaurants. Excellent transport links can be found from Wigan Wallgate Railway Station, a variety of local bus routes and close access to the M6.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



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