

rightmove



# FOR SALE

## INVESTMENT OPPORTUNITY



### EX PUBLIC HOUSE, MIXED USE INVESTMENT

WIGAN – THE BEN JONSON, 702 WARRINGTON ROAD, WN3 6XN

PRICE – OFFERS OVER £300,000

rightmove

## WIGAN – THE BEN JONSON, 702 WARRINGTON ROAD, WN3 6XN

### DESCRIPTION

The Ben Jonson public house is located in a highly prominent location overlooking the Warrington Road, the A49, at its junction with Fulbeck Avenue.

The site lies to the east of Warrington Road and forms part of a very well populated residential estate comprising privately owned housing. Furthermore, there are numerous commercial occupiers in the surrounding area, particularly the Maus Bridge Retail Park which includes McDonalds.

Warrington Road forms the main route through to Wigan town centre from the M6 and therefore the property benefits from high volume passing traffic.

### ACCOMMODATION

Property Type

Storefront Retail/Residential

Building Size  
4,859 SF

Year Built  
1906

Number of Floors  
2

Building FAR  
1.01

Land Acres  
0.11 AC

Frontage  
54 ft on Warrington Rd

### AMENITIES

Fenced Lot  
Security System

### TENURE

Freehold

### TENANCY

Vacant

### VAT

Not VAT

### EPC

Certificate and report are available upon request

### VIEWING

Strictly by appointment only.



