

**62 Market Street, Atherton  
Manchester M46 0DP**



**DEVELOPMENT POTENTIAL  
HIGH STREET RETAIL/BUSINESS PREMISES  
Totalling 2,098.31 sq.ft (194.93 sq.m)  
TO LET OR FOR SALE**

**Location:**

The retail premises is located on Market Street in the centre of Atherton. Atherton is in the borough of Wigan, in Greater Manchester. The town boasts a population of 22,000.



**Situation:**

The property is situated in a parade of shops on Market Street a few minutes

drive from the A577 the main road to the M6 and outer areas. Local occupiers include Boots the Pharmacy, Tesco Supermarket, independent retailers plus numerous A3 and A5 users.

**Accommodation:**

Ground floor 1,363.14 ft<sup>2</sup> (126.64 m<sup>2</sup>)

First floor 735.17 ft<sup>2</sup> (68.3 m<sup>2</sup>)

**Total: 2,098.31 ft<sup>2</sup> (194.93 m<sup>2</sup>)**

**Rateable Value:** £17,750

2023/2024 49.9p

**EPC:**

Available on request.

**Lease Terms:**

10-year FRI Lease at £18,000 pa.

**Freehold Price:**

Offers over £200,000

**Legal Costs:**

Each party is to be responsible for payment of their own legal costs incurred.

**VAT:**

Not applicable.

**Inspection:**

Lucy Warriner

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**Surveyor:**

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**SUBJECT TO LEASE**

JGF/VGM/MARCH2023



**Existing Layout**



**Proposed Concept Floor Plan**

