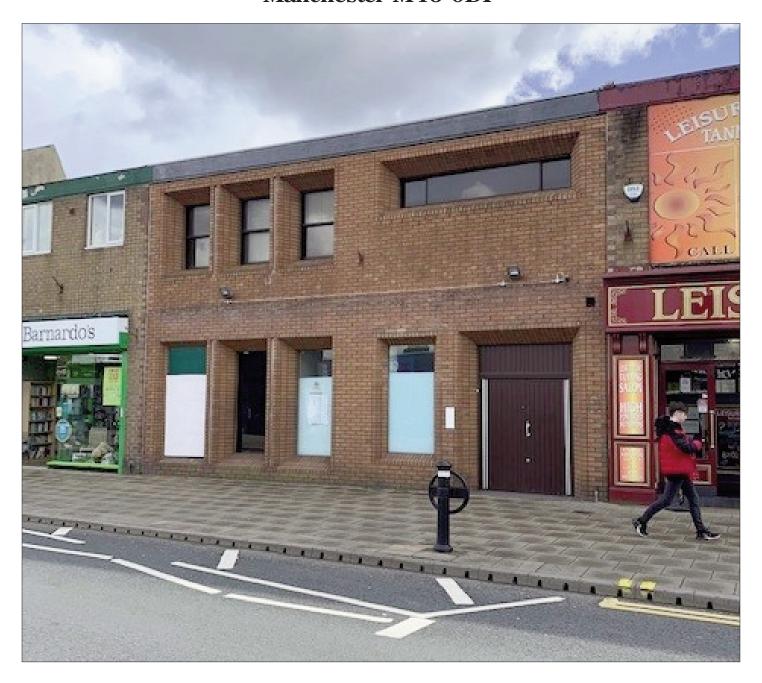
Agency
Asset Management
Building Services
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Leasehold Enfranchisement
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62 Market Street, Atherton Manchester M46 0DP



DEVELOPMENT POTENTIAL HIGH STREET RETAIL/BUSINESS PREMISES

Totalling 2,098.31 sq.ft (194.93 sq.m)

TO LET OR FOR SALE









www.fifieldglyn.com

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 outter areas. Local occupiers include Boots the Pharmacy, Tesco Supermarket, independent retailers plus numerous A3 and A5 users.

Accommodation:

Ground floor 1,363.14 ft² (126.64 m²)

First floor 735.17 ft² (68.3 m²)

Total: 2,098.31 ft² (194.93 m²)

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 Lucy.warriner@fifieldglyn.com Mobile: 07903 092 763

Surveyor:

John G. Fifield FRICS John.fifield@fifieldglyn.com Mobile: 07970 723 522

SUBJECT TO LEASE JGF/VGM/MARCH2023





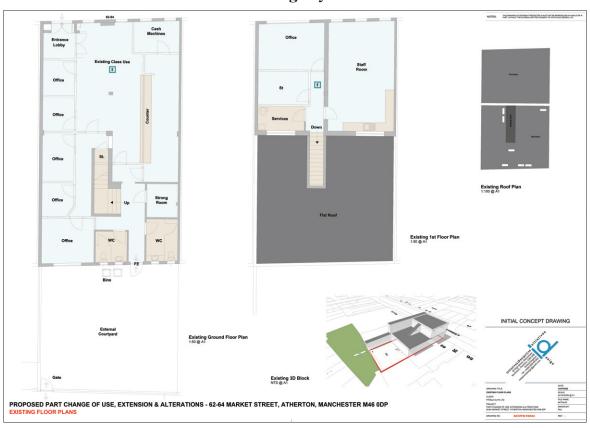






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Existing Layout



Proposed Concept Floor Plan

