

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

Accommodation:

Ground floor	1,363.14 ft ²	(126.64 m ²)
First floor	735.17 ft ²	(68.3 m ²)
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

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Mobile: 07903 092 763

Surveyor:

John G. Fifield FRICS

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Mobile: 07970 723 522

SUBJECT TO LEASE

JGF/VGM/MARCH2023



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Ground Floor Plan

Unit 1: 28.8m²
Unit 2: 25.8m²
Unit 3: 31.7m²
Unit 4: 4.7m²

Rooms: WC & Shower Room, Kitchen, Living Room, Bedroom, Staircase, Service, Secure Bike Rack, External Courtyard, Bin/Recycling Store, Gate.

Section View

Building Height: 10.0m
Ground Floor: 10.0m
First Floor: 10.0m
Second Floor: 10.0m
Third Floor: 10.0m

Site Plan

Building Footprint: 10.0m x 10.0m
Parking Lot: 10.0m x 10.0m
Secure Bike Rack: 10.0m x 10.0m