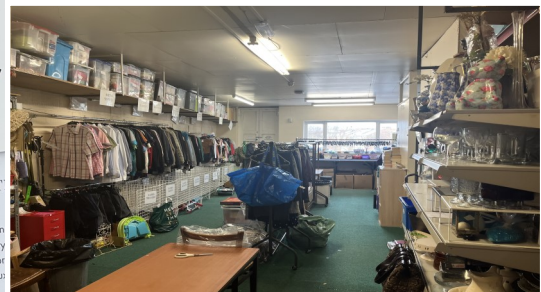


45 Market Street, Atherton
M46 0DQ

for sale

Retail investment opportunity
158.60 SQM (1,688 SQFT)



Offers in excess of
£180,000

- 2 storey town centre commercial premises
- Within the defined prime retail & commercial area of Atherton town centre
- Premises provide for ground floor retail space along with storage and amenity accommodation to 1st floor
- Passing rental of £16,500 p.a.
- Lease expiry September 2029

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

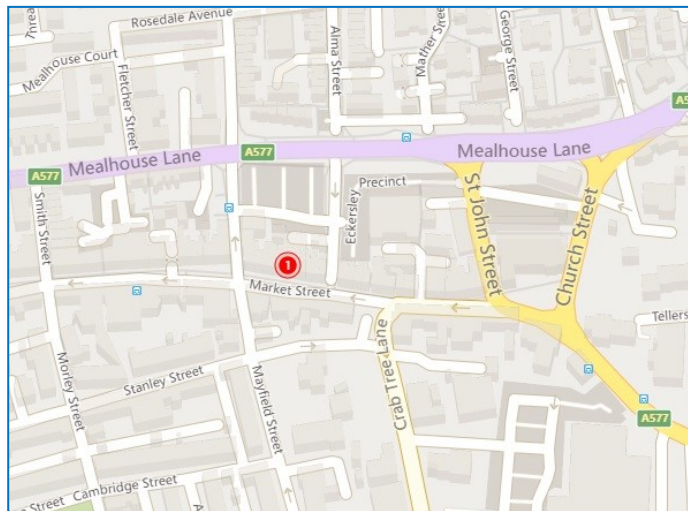
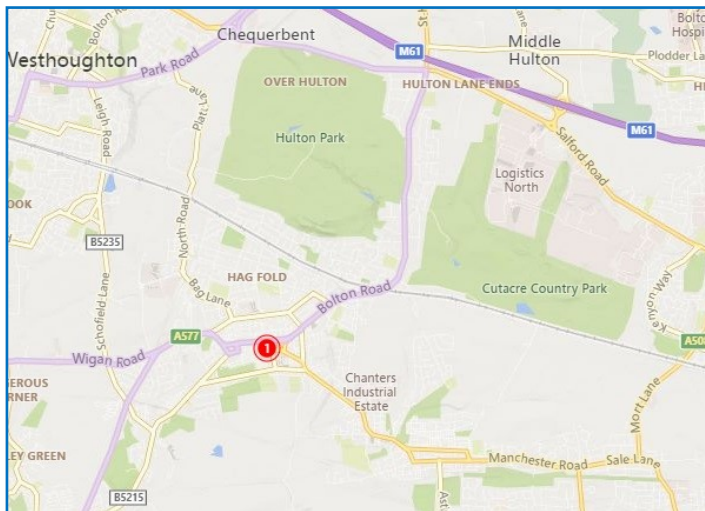
01942 741800

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Location

The subject property is situated with frontage to Market Street in a prime position with Atherton town centre. It also benefits a secondary frontage to the rear of the premises which opens out onto a public car park which is accessed off Alma Street and exited by Flapper Fold Lane onto Mealhouse Lane. Market Street is home to numerous retail and service providers including niche operators such as florists, barbers, takeaways, bars and public houses along with nationwide retailers & providers including Barnardos, Heron Foods, Greenhalghs Bakery and Subway.

Description

The property comprises a traditional pavement fronting 2 storey building providing open plan retail to the ground floor along with storage to 1st floor which has been partitioned to suit the occupiers current requirements. Whilst the primary frontage is to Market Street the property benefits a secondary frontage at the rear opening out onto a public car park and providing an extremely beneficial feature whereby customers can park in close proximity to an access to the premises. The property provides fully glazed retail frontages which are secured with electrically operated roller shutters. Internally the retail space is provided to open plan with suspended ceiling with LED lighting and traditional wall fixtures & fittings. The 1st floor provides predominately open plan accommodation for storage some partitioning has been provided to create staff WC, kitchen, office and staffroom.

Accommodation

The property provides the following accommodation.

	SQM	SQFT
GF Retail	96.62	1,040
First Floor	87.98	947

Rating

The property has the following current entry in the 2023 Rating Assessments List.

	Rateable Value	Estimated Rates Payable
Shop & Premises	£12,000	£6,144.00 p.a.

Tenancies

The property has been occupied by the current for over 25 years and under the present lease term commencing 29.09.23 for a term of 6 years at a passing rent of £16,500 p.a.

Note: There is a rent review on 29.09.26. An incentive was provided to the tenant on signing a new lease which reduced the passing rent to £12,375 p.a for the 1st 12 months of the term however the landlord has agreed to top this rental up as required to equate to £16,500 p.a.

Price

Offers in excess of £180,000

Tenure

We understand the property is held Long Leasehold under title number GM602470.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand VAT is not applicable on this transaction. Your legal adviser should verify.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Vendors solicitors prior to the release of any legal documentation.

EPC

The property has an Energy Performance Rating of C-63.

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Subject to contract

Jan 2024 AG0725

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Money Laundering

In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser is to provide two forms of identification and confirmation of the source of funding will be required in the event of a sale being agreed.

Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that:

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