



70 Market Street

Atherton M46 0DP

High street retail premises
114.99 SQM (1238 SQFT)

£20,000 per annum

- Good sized, open plan, accommodation
- Prime position on Athertons main commercial street
- Adjacent to Heron Foods

To Let

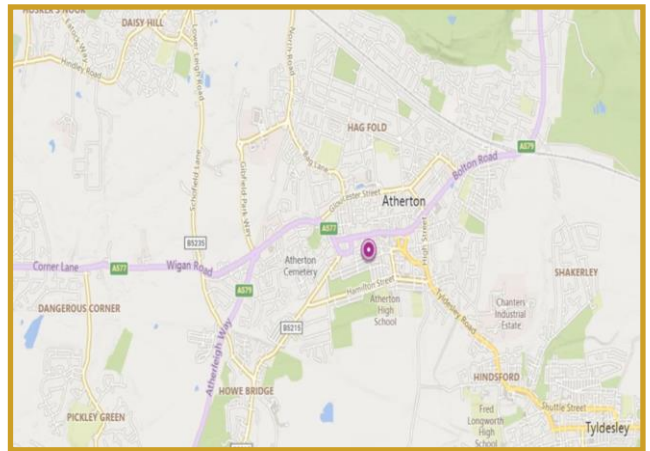
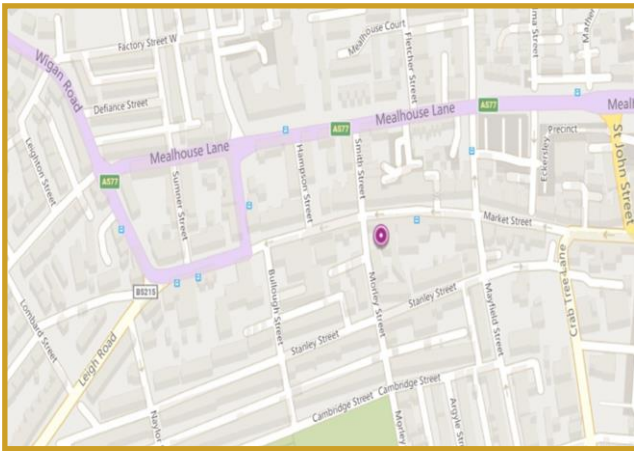
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Location

The subject property is located a prime location in Atherton town centre with frontage onto Market Street in a central position and surrounded by both independent and multiple commercial occupiers. Notable occupiers include Heron Foods, Barnardos, Boots Pharmacy, Greenhalghs Bakery and other niche businesses including food and beverage offerings, service providers such as beauty academies, nail shops, hair salons and specialist retailers like butchers, clothing and convenience retail offerings. Atherton is a town in Greater Manchester situated approximately equidistant between Wigan, Bolton and Salford benefitting a strategic location affording easy access to the region's motorway network via the M61 motorway, the M62 motorway and the A580 East Lancashire Road.

Description

The subject comprises a ground floor self-contained pavement fronted retail outlet and benefits full retail display frontage. Internally, the accommodation is predominately to an open plan layout benefiting an area to the rear with stud partition which provides storage, staff areas, office and welfare facilities. The present fit out could be adapted to suit an alternative users requirements. The property currently benefits suspended ceiling with some LED lighting units and carpet tile floor covering. The property is considered suitable for retail uses and also service providers, therapists and the like.

Services

We understand mains services are connected to the property to include mains water, drainage and electric.

Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQFT
GF retail	76.64	825
GF Ancillary	38.35	413

Rating

The property has the following entries in the 2023 Rating Assessments List. Qualifying businesses may be able to receive some business rates relief subject to their proposed use and given the property's current rateable value below the £15,000 threshold. Interested parties should clarify these with the local authority.

	Rateable Value	Estimated Rates
Shop & Premises	£14,750	£7,375 p.a.

Terms

The premises are available to let on an effective full repairing and insuring lease basis at a term to be agreed. A deposit will be requested.

Rental

£20,000 per annum exclusive.

Planning

The former use of the property falls within Use Class E of the Town & Country Planning Uses and it is considered that retail uses and other such type uses are permissible. Interested parties should make their own enquiries with the Local Authority planning department to ensure their proposed use meets with current permissions.

VAT

All figures are quoted exclusive of Value Added Taxation. The property is elected for VAT and therefore VAT is payable at the prevailing rate..

Legal Costs

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

EPC

The property has an Energy Performance Certificate, and has a rating of C-55.

Enquiries & Viewings

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

Subject to Contract

Nov 2024. Ref: AG0785

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Subject to contract

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