



## 61 Bryn Street

Ashton in Makerfield WN4 9AX

Ground Floor Commercial Premises  
49.05 SQM (528 SQFT)

**£9,000** per annum

- Occupying a prominent corner position benefiting high levels of passing traffic and footfall
- Situated within an established commercial area
- Excellent connectivity to J24 of the M6 motorway
- Former hair salon

# To Let

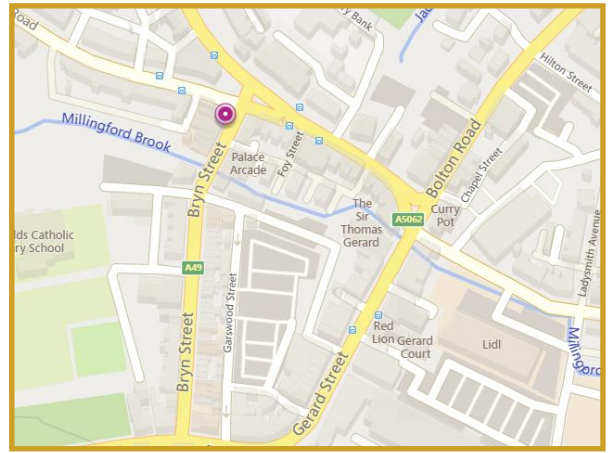
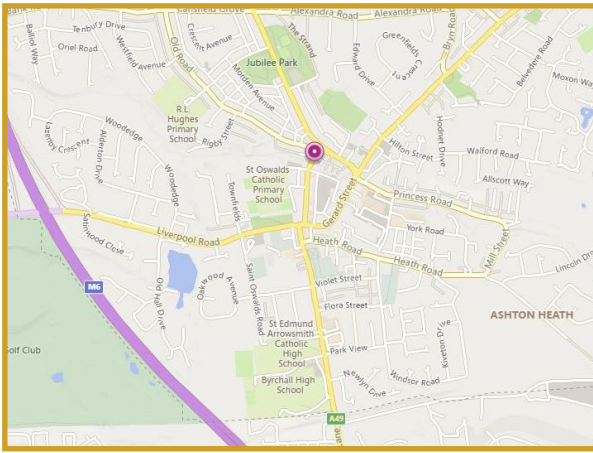
**PARKINSON**  
REAL ESTATE ● ● ● ●

e: [info@parkinsonre.com](mailto:info@parkinsonre.com)

www: [parkinsonre.com](http://parkinsonre.com)

## Additional Plans / Photos





## Location

The subject property occupies a prominent corner position on Bryn Street, at the junction of two busy thoroughfares, in a highly visible and accessible location close to Ashton-in-Makerfield town centre. Bryn Street serves as one of the main routes through the town, providing direct links to the A58 and A573, which in turn offer easy access to nearby centres including Wigan, St Helens, and Warrington. The surrounding area is predominantly commercial in character, comprising a mix of independent retailers, professional services, and local amenities such as takeaways, hairdressers, and specialist shops

## Description

The property comprises a ground floor lock-up retail unit formerly utilised as a hair salon. The premises are considered suitable for a variety of retail and commercial uses, subject to the necessary consents.

The property benefits from prominent return frontage, providing excellent visibility and natural light, together with a pavement-fronting position. The accommodation also benefits from an aluminium framed retail display window and double-glazed windows throughout.

## Accommodation

The accommodation totals 528 sqft.

## Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

## Rateable Value

The property has the following entries in the 2026 Rating Assessments List.

	Rateable Value	Estimated Rates Payable
Shop & premises	£9,000	£3,438 p.a.*

\*The rateable value is presently underneath the small business rates threshold and therefore qualifying business will benefit from small business rates relief and zero rates payable in many instances

## Terms

The property is available to let on a full repairing and insuring lease basis on terms to be agreed. A deposit will be requested.

## Rental

£9,000 per annum exclusive

## VAT

All figures are quoted exclusive of Value Added Taxation. We understand from the Landlord that VAT is applicable and will be charged at the prevailing rate on this transaction.

## 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

An Energy Performance Certificate will be made available in due course.

## Enquiries & Viewings

Strictly by appointment with the agents  
 Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)  
 Tel: 01942 741800

## Subject to Contract

Ref: AG0895 May 2026

10 Beecham Court,  
 Wigan, WN3 6PR

t: 01942 741800



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www: [parkinsonre.com](http://parkinsonre.com)

### Subject to contract

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**MONEY LAUNDERING REGULATIONS** - Under Money Laundering Regulations we are obliged to verify the identify of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made to the purchaser for various personal information to assist in verifying their ID.