



## TOWN CENTRE RETAIL PREMISES

### FOR SALE

49a Market Street  
Atherton  
M46 0TA

Size: 92.9 sq.m (1,000 Sq.ft)

- Excellent display frontage
- Busy town centre location
- Large Council car park to the rear

## LOCATION

The property is located in the town of Atherton in the metropolitan borough of Wigan. It is five miles east of Wigan, two miles north of Leigh and ten miles north west of Manchester. Market Street is the main commercial retail thoroughfare that runs through the centre of the town. Nearby national occupiers include Royal Bank of Scotland, Ladbroke's and Heron Foods.

## DESCRIPTION

The property is of traditional brick construction with a pitched slate roof having a rendered front elevation. There is a full glazed display frontage on the ground floor with central access door.

The property is arranged over the ground and first floors. The ground floor comprises of the main sales area with staff counter, to the rear of which is a store, together with WC and rear access.

The first floor comprises of two rooms, one that has been occupied as a kitchen the other as an office and secondary store.

## ACCOMMODATION

Ground Floor	55.6 sq.m ( 599 sq.ft)
First Floor	37.3 sq.m ( 401 sq.ft)
<b>Total floor area</b>	<b>92.9 sq.m (1,000 sq.ft)</b>

## SERVICES

The property has the benefit of mains electricity and water services.

## SERVICES RESPONSIBILITY

It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

## PLANNING

It is the prospective purchasers responsibility to verify that their intended use is acceptable to the local planning authority.

## BUSINESS RATES

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £5,900 per annum (2017/18).

## TENURE

Long leasehold subject to nominal ground rent.

## PRICE

£89,950.00 (Eighty nine thousand nine hundred and fifty pounds).

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred.

## EPC

An Energy Performance Certificate is available upon request.

## VAT

All prices quoted may be exclusive of but may be subject to VAT at the prevailing rate.

## VIEWING

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