

Property Particulars

SHOWROOM/RETAIL PREMISES TO LET IN WHOLE OR SPLIT

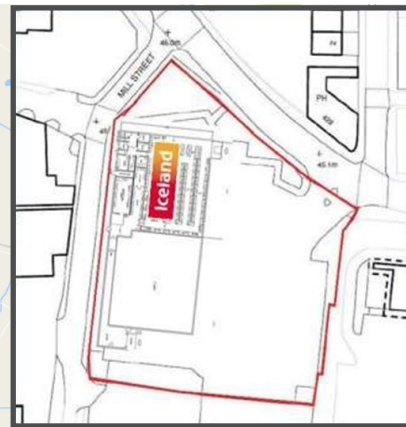
Tyldesley Road, Atherton, M46 9AT

ON THE INSTRUCTIONS OF:



- MODERN RETAIL UNIT.
- OPEN A1 (FOOD) PLANNING CONSENT.
- SUITABLE FOR A VARIETY OF USES.
- 67 SHARED CAR PARKING SPACES.
- APPROXIMATELY 5,650 SQFT (525 SQM).
- LOW RENT/INCENTIVES AVAILABLE.

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LOCATION/DESCRIPTION


Atherton and Tyldesley are commuter towns located between Wigan and Manchester, with a combined population of over 50,000 persons. There are over 550,000 persons within 10km of the unit.

The unit is located between the two town centres adjacent to McDonalds and close to Poundstretcher, Morrisons and Tesco fronting the A577 with direct links to the A580 East Lancashire Road.

The premises provide a modern retail warehouse premises benefitting from strong presence and visibility, good access and servicing and a shared 67 space car park.

FLOOR AREAS

The unit is arranged at ground floor only and has the following approximate floor areas:-

- Unit 1 - Let to 
- Unit 2 - 5,650 sqft (525sqm)

(the premises are available as a whole or split).

PROPOSED TERMS

The unit is to let by way of a new lease for a term of years to be agreed.

Rent - Upon Application.

RATES

Please enquire with Wigan Council on 0870 218 3809.

Legal costs

Each party to bear their own legal costs in respect of all legal documentation produced in this transaction.



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