

Unit2, 375 Tyldesley Road,
Atherton M46 9AT

Retail/Showroom premises
525.00 SQM (5,650 SQFT)

to let



For illustration purposes only



- Modern retail unit suitable for a variety of uses subject to planning
- Open A1 (food) planning consent
- 67 shared car parking spaces
- Low rent/incentives available

£ on application

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10 Beecham Court, Wigan. WN3 6PR

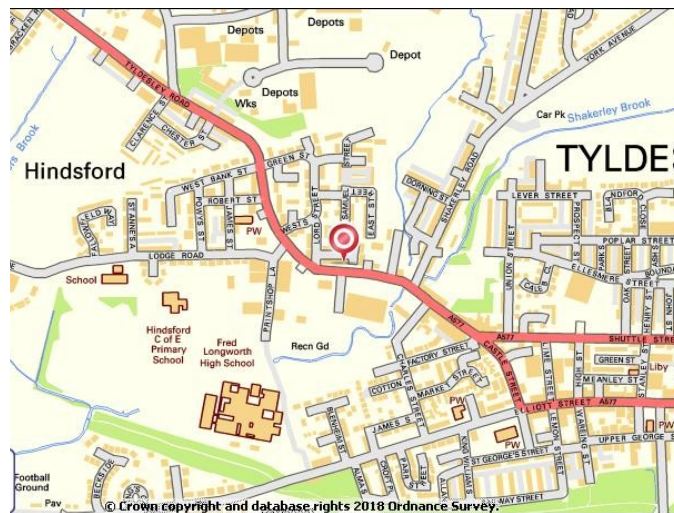
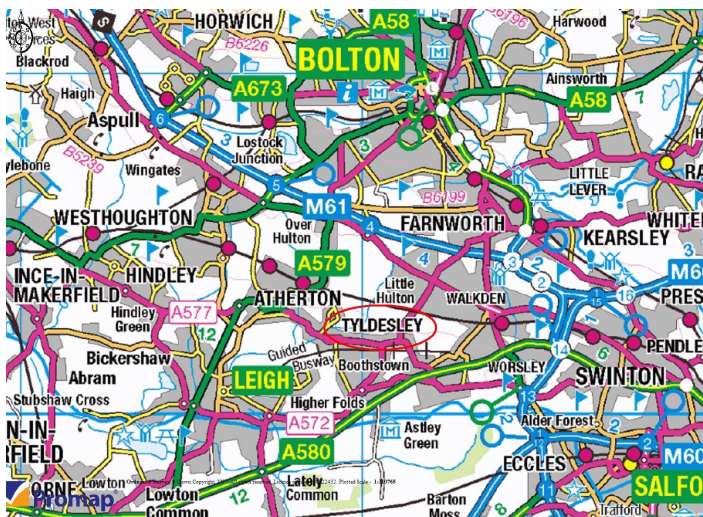
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Location

Atherton and Tyldesley are commuter towns located between Wigan & Manchester with a combined population of over 50,000 people. There are over 550,000 persons within 10k of the unit. The unit is located between the two town centres adjacent to McDonalds and close to Poundstretcher, Morrisons & Tesco fronting the A577 with direct links to the A580 East Lancashire Road

Description

The subject unit provides for a modern retail warehouse benefiting from a strong presence and visibility, good access, servicing and a shared car park offering 67 car parking spaces.

Unit 1 is let to **Iceland**

Accommodation

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

| | SQM | SQ FT |
|----------------------|--------|-------|
| Unit 2, Ground Floor | 525.00 | 5,650 |

The property can be let whole or split.

Rating

Interested parties should seek clarification to the rateable value and rates payable with the Local Authority.

Services

The premises benefits mains water, drainage and electric. None of the appliances or services have or will be tested.

Tenure

The premises are available by way of a new lease on terms to be negotiated.

Rental

On application.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate. Your legal adviser should verify.

EPC

An Energy Performance Certificate has been requested and will be made available upon request.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Or New Street Commercial

Email: ian.gill@newstreetcommercial.com

Tel: 07753 670601



Subject to contract

April 2018

Ref: AG0373

Subject to contract

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