



## To Let Ground Floor Retail Unit

198 Bolton Road, Atherton, Manchester, Lancashire, M46 9HQ

640 ft<sup>2</sup> (59.46 m<sup>2</sup>)

- Ready for immediate occupation
- Public parking to the front
- Suitable for a variety of uses
- Located along a busy road in a popular location

## Description

The subject property provides a self contained ground floor retail unit with shared parking to the front. It is situated along a popular parade of retail shops along Bolton Road, Atherton.

The premises comprise a ground floor retail unit, which has an open plan sales/reception area, with two partitioned rooms, a rear storage room, Kitchen and W.C. It is well appointed throughout and would require minimal investment for an incoming occupier. It benefits from suspended ceiling, laminate flooring, electric heating, LED lighting and a shop front

The property will suit a variety of retail or professional uses.

## Location

The property is located on Bolton Road at the junction with Marlborough Road, Atherton.

It is a short distance from Atherton Town Centre and benefits from excellent transport links, including Atherton Train station and a main bus Route between Atherton, Leigh and Bolton.

## Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and we understand it provides 640 sq ft (59.46 sq m) of accommodation.

## Rent and Lease Terms

£8,000 per annum payable monthly in advance and exclusive of all other outgoings.

The property will be held on full repairing and insuring lease for a term to be agreed.

The current occupier has a lease in place to October 2024. If an occupier can be found before this date, subject with terms being agreed there may be an opportunity to occupy the premises at an earlier date.

## Planning Use

Class E

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

## Business Rates

Rateable Value £5,600

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030  
info@fletchercre.co.uk



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