



To Let - Prominent Retail Premises

70 Market Street, Atherton, Manchester, Lancashire, M46 0DP

1,238 ft² (115.01 m²)

- Adjacent to Heron Foods
- Close to other National Occupiers
- Ready for immediate occupation
- Large open plan sales area

Description

The subject property comprises a ground floor self-contained retail premises with excellent frontage on to Market Street Atherton. Internally, the accommodation provides a large open plan retail sales area with a separate area to the rear providing storage, staff areas, office and welfare facilities.

The property is ready for immediate occupation or can be adapted to suit specific occupiers requirements. The property currently benefits suspended ceiling with some LED lighting units and carpet tiles. The property is considered suitable for a variety of retail uses and including hair beauty and other town centre occupiers.

Location

The subject property is located a prime location in Atherton Town Centre with frontage onto Market Street in a central position and surrounded by both national and local retailers. Notable occupiers include Heron Foods, Barnardos, Boots Pharmacy, Greenhalghs Bakery and other local businesses including food and beverage offerings.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and provides the following floor areas:

Ground Floor 1,238 sq ft

Rent and Lease Terms

£18,500 Per annum exclusive of all other outgoings.

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

A rental deposit may also be required subject to the nature of the business and whether it is a new business or an establish business subject to the financials provided.

Planning Use

Use Use Class E - Offices

EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate

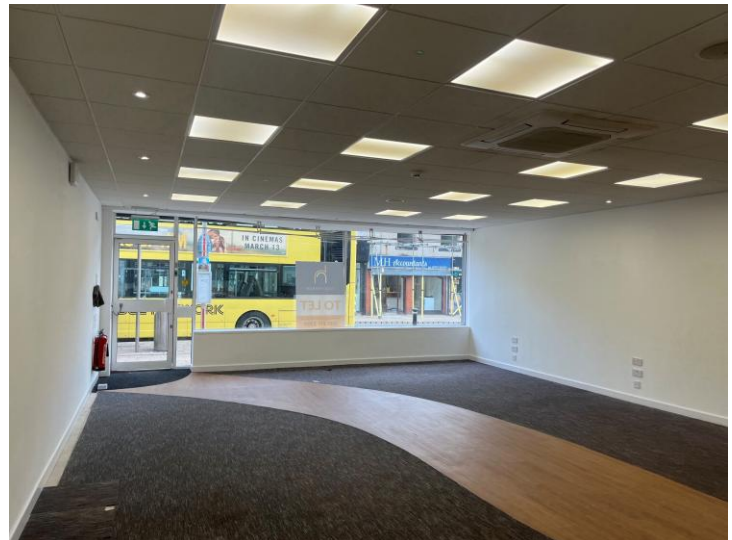
Business Rates

Rateable Value £14,750

The tenant is responsible for the payment of Business Rates (100% relief available for small qualifying businesses)

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
John Fletcher
01204 221 030
john.fletcher@fletchercre.co.uk



Fletcher CRE for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.