

FOR SALE

Lamb & Swift
Commercial Property

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TOWN CENTRE RETAIL INVESTMENT

2,566 SQ FT (238.38 SQ M)



**35-37 MARKET STREET
ATHERTON
M46 0DQ**

**OIRO
£249,950**

- Town centre retail investment property currently producing a gross income of £17,736 per annum across three tenants.
- Café premises and newsagents at ground floor, with office accommodation at first floor.
- First floor offices may conversion to residential use STPP.
- Close to many local amenities including supermarkets, restaurants, bars and cafes
- Free public car parking nearby
- Offers in the region of £249,950



LOCATION

The property prominently fronts onto Market Street, the main road through Atherton Town Centre, between its junction with Alma Street and Flapper Fold Lane.

The A577 is the main road leading to Atherton from the northeast and runs to the north of the town centre, from which Market Street can be accessed, via a number of other streets.

The subject property occupied a prominent corner position at its junction with Alma Street, to the easterly end of Market Street.

The town centre is well served by public car parks, as well as on street parking. Atherton also benefits from main public transport routes by way of a bus service and also benefits from a rail service providing access to both Wigan and Bolton.

DESCRIPTION

The subject property comprises a pavement fronted, traditionally constructed brick-built property set beneath a pitched slated roof covering and providing for two retail units situated at ground floor level and office space throughout at first floor level, above both retail units.

Located to the rear of the premises, are two garage facilities, one of which is occupied on an informal basis and the other is associated with the ground floor café. Also located within the rear yard area, are two WC's, with one each allocated to both of the ground floor retail premises.

35 Market Street – Ground Floor

This end terraced retail unit benefits from a return frontage onto Alma Street.

Internally, the property provides for majority open plan space, providing for a seating area, along with serving counter, preparation area and kitchen to the rear. Furthermore, there is access to a garage facility within the rear yard area, that is used for storage as well a external WC.

This element is occupied as a café.

37 Market Street – Ground Floor

This mid-terraced ground floor retail unit comprises a UPVC framed display window and single pedestrian doorway set centrally, which in turn provides access to a majority open plan retail premises.

Internally, the property provides for an open plan space, with the addition of a single office, kitchenette and WC located within the rear yard.

This element is occupied as a newsagents.

First Floor Offices

The first-floor, self-contained offices are accessed from the right-hand elevation through a single pedestrian doorway. The office accommodation is somewhat basic and provides for a mix of open plan and cellular space, spanning across both properties. There is also a kitchen and both male and female WC's.

Located to the rear of the property is a small concrete surfaced yard area that is accessed via a timber gate set within a brick wall, or alternatively from within the ground floor accommodation.

There is a further self-contained garage facility which is currently occupied for storage purposes. It is somewhat basic and accessed via a pedestrian doorway. This element benefits from a mains electric supply and a water supply.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

Description	SQ M	SQ FT
35 Market Street – Ground floor (including the garage)	67.27	724
37 Market Street	44.66	481
First Floor offices	96.89	1,043
Garage	29.56	318
Total	238.38	2,566

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OCCUPATIONAL TENANCIES

The subject property is currently producing a gross income of £17,736 per annum across four tenants.

Further information available on request.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed the following Rateable Values for the property:

35 Market Street – Ground Floor: £6,300

37 Market Street – Ground Floor: £5,600

The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Andrew Kerr

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