

# TO LET

## RETAIL UNIT

### 1,275 SQ FT (118.45 SQ M)

**Lamb & Swift**  
Commercial Property

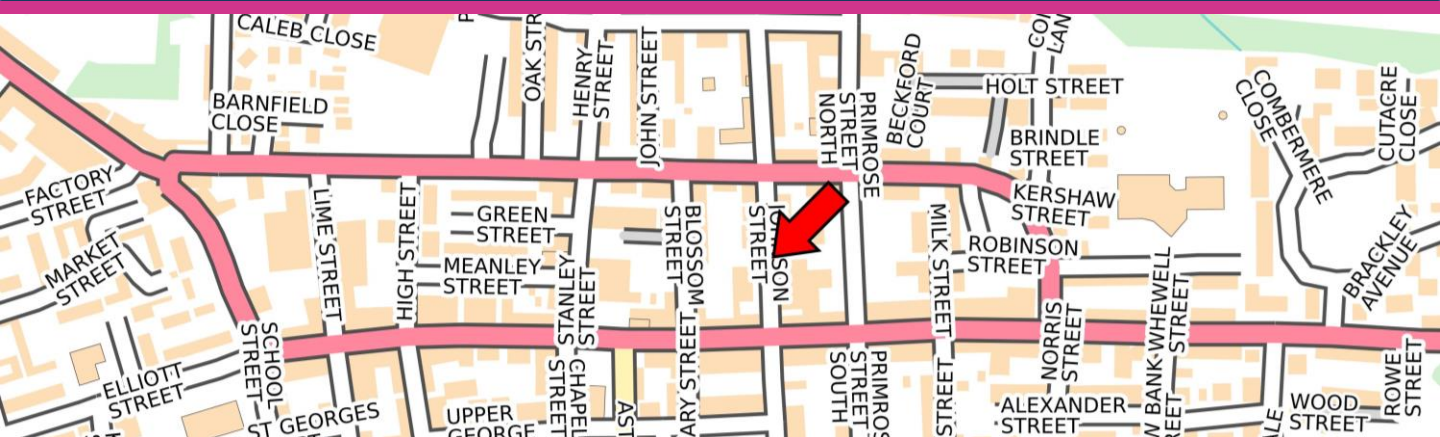
01204 522 275 | lambandswift.com



**39 JOHNSON STREET  
TYLDESLEY  
M29 8AB**

**£6,000**  
PER ANNUM

- Located in town centre just off Elliott Street
- Situated in a mixed use area close to the town centre
- On street parking nearby
- May suit alternative uses STPP—beauty, hair, tattoo studio, medical uses etc
- Former post office and clothes printing shop
- Good transport links close by



### LOCATION

Tyldesley is a town in the Metropolitan Borough of Wigan, Greater Manchester. The area benefits from close proximity to the A580 East Lancashire Road, offering direct links to Manchester (approx. 10 miles) and Liverpool.

The subject property is located in Tyldesley town centre, just off Elliott Street (A577) in a mixed use but predominantly residential area, with Johnson Street itself being made up of majority terraced housing.

### DESCRIPTION

The subject property comprises a ground floor only shop, formerly occupied by Tyldesley Post office and currently utilised as a clothes printing shop.

The shop benefits from a large open plan sales and display area together with 2 private offices, further stores, kitchen and WC.

### ACCOMMODATION

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

Description	SQ M	SQ FT
Ground Floor only	118.45	1,275

### LEASE TERMS

All units are available by way of Full Repairing & Insuring Lease for a term of years to be agreed.

### SERVICES

The mains services connected to the property to include water, 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 that the subject property has a Rateable Value of £9,600.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

### EPC

The property has an EPC rating of C (66) and is valid until 13<sup>th</sup> November 2029. 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

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

### VIEWING

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

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