

TO LET

TOWN CENTRE OFFICE SUITES
FROM 15.44 SQ M (166 SQ FT)
TO 54.46 SQ M (586 SQ FT)

Lamb & Swift
Commercial Property

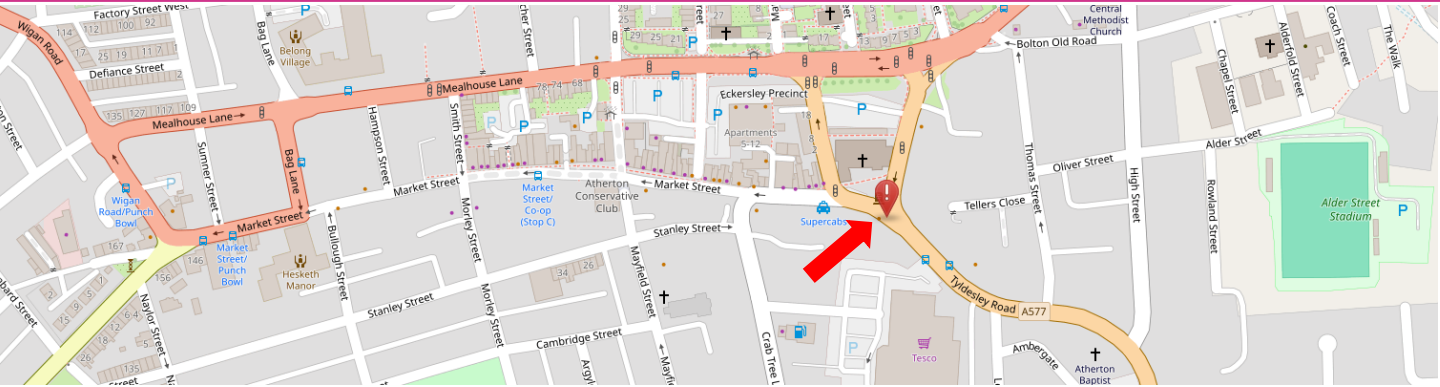
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STERLING HOUSE
2-6 MARKET PLACE
ATHERTON
MANCHESTER
M46 0EG

RENTS FROM
£6,000
PER ANNUM

- Town Centre office accommodation
- Landlord willing to undertake cosmetic improvements
- Free parking close by
- In close proximity to Atherton train station
- Shared Kitchen & WC facilities
- All-inclusive rents from per annum



LOCATION

The subject property is situated on Market Place in the centre of Atherton, occupying a prominent position at its junction with Market Street. Market Street forms one of the principal thoroughfares through the town centre and benefits from a mixture of national and independent occupiers including Boots Pharmacy, Heron Foods, Barnardo's, Greenhalgh's Bakery, Greggs and a range of cafés, beauty operators, professional service providers and other convenience retailers.

Atherton Bus Station is located within easy walking distance of the property, providing regular services to the surrounding towns and cities, whilst Atherton Railway Station lies less than 1 mile to the north-east, offering direct connections to Manchester, Wigan and beyond.

The property also benefits from convenient access to the A579 and A577, which provide links to the A580 East Lancashire Road, the M61 Motorway and the wider North West motorway network.

DESCRIPTION

The subject property comprises a prominent period building, originally constructed in 1836, occupying a notable position within the town centre and arranged over approximately four to five floors, including a basement level.

The available accommodation comprises a range of office suites within the building, one being a ground floor suite benefiting from its own independent access directly from the road frontage. The suite provides predominantly open-plan accommodation together with an additional side office and separate storage room.

Further accommodation is available in the form of a smaller suite located to the rear of the building and an office suite on the second floor.

All occupiers have access to shared WC and kitchen facilities, with the communal kitchen having been recently refurbished. On-site parking is available on Saturdays, Sundays and Mondays, with a free public car park situated approximately 200 yards from the property available for use during the remainder of the week. The landlord is willing to undertake minor cosmetic improvements, subject to the incoming tenant's requirements.

VAT

VAT is applicable and will be charged at the prevailing rate.

EPC

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

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Ground Floor Suite 1	54.46	586
Ground Floor Suite 2	15.44	166

SERVICES

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

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

LEASE TERMS & RENTAL / SALE PRICE

Available by way of a new Internal Repairing & Insuring Lease for a term of years to be agreed. The suites are to be let on an all-inclusive basis.

DESCRIPTION	RENT (PER ANNUM)
Ground Floor Suite 1	£10,000
Ground Floor Suite 2	£6,000

BUSINESS RATES

A new business rates valuation will be required from 1st April 2026.

Tenants are to make enquiries with the Local Authority to confirm the Rates Payable, as the payable figure can vary subject to business use, and tenants' eligibility for rate relief.

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.

Contact: Lois Sutton

Email: lsutton@lambandswift.com

Telephone: 01204 522275

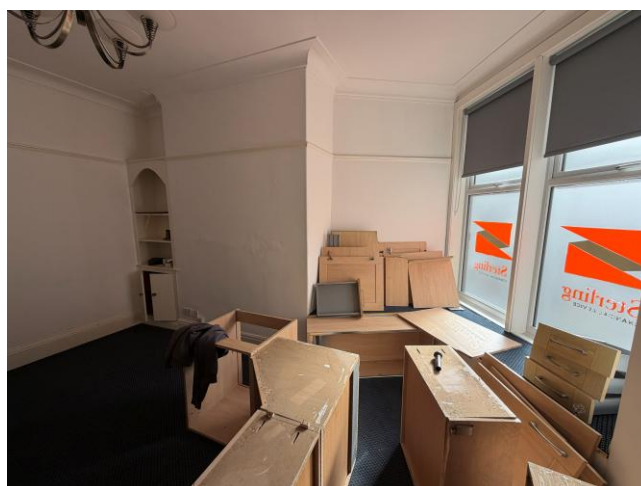
Lamb & Swift Commercial
179 Chorley New Road
Bolton BL1 4QZ



Ground Floor Suite 1



Ground Floor Suite 2



Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

Communal Areas



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