TO LET

SELF-CONTAINED RETAIL PROPERTY IN TOWN CENTRE LOCATION

75.41 SQ M (812 SQ FT)

Lamb & Swift
Commercial Property
01204 522 275 | lambandswift.com

3 MAYFIELD STREET
ATHERTON
MANCHESTER
M46 0BF

£12,000
PER ANNUM

- Two-storey former dentist with retail frontage
- Well positioned within walking distance of Atherton town centre
- Would suit other uses STPP
- Landlord flexible regarding minor works or terms to suit the incoming tenant
- Additional basement storage
- Ample public car parking close by

Lamb & Swift Commercial is a trading name of Link 61 Limited. Registered in England No. 5638648 Registered Office: Bolton Wanderers Football Stadium Burnden Way, Bolton, BL6 6JW

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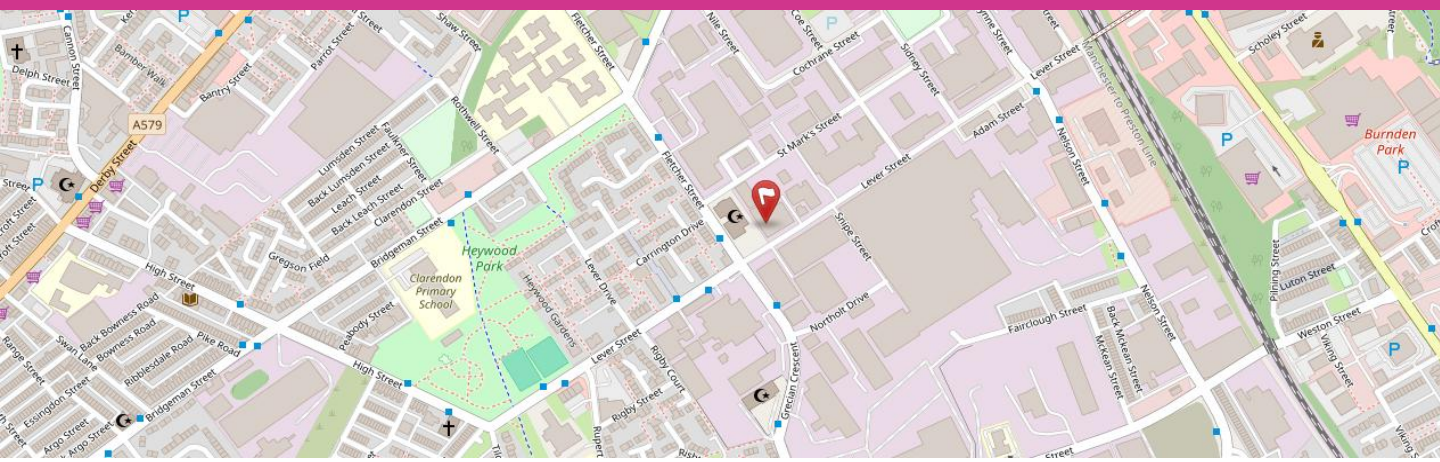


LOCATION

3 Mayfield Street occupies a highly prominent town-centre location, positioned directly off Market Street, Atherton's principal commercial thoroughfare. The property also benefits from being situated within an established residential area immediately off the main street, providing access to both the town-centre retail offer and a local residential catchment.

The property benefits from good visibility and accessibility, with a central position amongst the town's established retail, commercial and professional occupiers. Its location provides a well-connected position for businesses seeking a presence within Atherton town centre, whilst also benefiting from the surrounding residential population.

DESCRIPTION

The subject property comprises a two-storey semi-detached building, with additional basement accommodation providing useful storage space. The property is of traditional brick construction beneath a pitched slate-covered roof, with a small rear outrigger extending from the main building.

Internally, the accommodation is arranged over ground and first floor levels and was previously utilised as a dental practice. The property benefits from a traditional retail-style frontage, comprising double windows to the front elevation with a centrally positioned entrance door. There is also a small private yard to the rear.

The property may suit a variety of alternative commercial uses, subject to any necessary planning consents. The owner is prepared to undertake minor refurbishment works, or alternatively is willing to negotiate the terms of the transaction to reflect works required by an incoming occupier.

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	40.04	431
First Floor	35.37	381
TOTAL	**75.41**	**812**

LEASE TERMS & RENTAL / SALE PRICE

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed.

VAT

VAT is not applicable.

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.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £8,300 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.

EPC

The property's EPC rating is D(77).
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.

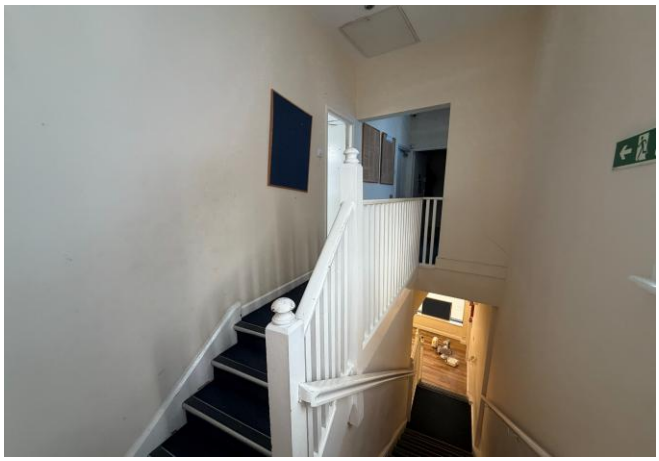
Contact: Lois Sutton
Email: lsutton@lambandswift.com

Telephone: 01204 522275

Lamb & Swift Commercial
Bolton Wanderers Football Stadium
Burnden Way
Bolton
BL6 6JW

RICS

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.



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