

**LARGE MID TERRACED RETAIL SHOP
TO LET OR FOR SALE
SUITABLE FOR VARIETY OF TRADES**



**102 MARKET ST
ATHERTON
M46 0DP**

Located in a prominent central location in the heart of Atherton the premises offer good sized retail space to the ground floor with first and second floors for storage (possible conversion to apartment)

The premises in our opinion would lend itself to possible hair and beauty type of business – the layout of the ground and first floor lends itself to treatment rooms.

Should the property be sold there are 2 garages to the rear that are both let and income producing – these will be included and provide an annual income of approx £1900 PAX.

The property benefits from good parking in the vicinity.

Viewing recommended.



The premises comprise :-

Ground Floor –

SALES SHOP : 14'2 x 36'11

KITCHEN/STORE: 12'10 X 6'9

STORE: 13'2 X 6'4

First Floor:

ROOM 1: 14'6 X 20'0

ROOM 2: 11'3 X 11'4

KITCHEN: 8'11 X 6'9

WC

Second Floor:

STORE: 14'10 X 14'2

**REAR GARAGE/WORKSHOP 1 (LET) Not Inspected
Understood to be let on an informal
Basis and producing £600 PAX**

**REAR GARAGE/WORKSHOP 1 (LET) Not Inspected
Understood to be let on an informal
Basis and producing £1300 PAX.**

**VIEWING ARRANGMENTS: Strictly by arrangement with our
office**

**PURCHASE PRICE £95,000 for the property or may
consider a new term of lease for the
shop and upper floors only at a rental of
£7500 PAX**



Brookes Commercial Property Ltd
104 St Georges Rd
Bolton
BL1 2BZ
01204 525623
WEB – www.brookeandco.co.uk
EMAIL – brookesproperty@lineone.net