



To Let Well Located Ground Floor Commercial Space

Victoria Mill, Bolton Road Atherton, Manchester, M46 9JQ

897² (83.33 m²)

- Established and popular Mill premises in prominent location with a mixture of retail and leisure users
- Suitable for a variety of uses subject to planning permission
- Close to Atherton town centre
- Ample onsite car parking
- Benefit of separate entrance to the rear of the Mill

Description

ALL BUSINESS TYPES AND SIZES WELCOME. Range of Ground Floor Commercial Space. Suitable for a variety of uses subject to planning permission.

This popular Mill Premises provides a range of accommodation for a variety of retail, leisure and warehouse uses. The available accommodation is located on the Ground Floor of the Mill and benefits from a busy retail environment. The units provide self contained space with the additional benefit of separate access directly from the car park with a further entrance via the main retail showroom.

Current occupiers include a Carpet and Kitchen warehouse, Bathroom Showroom, Dance Studio, Children's Play Centre, Roller Rink, Paint balling and indoor shooting range. The space provides ample opportunity for a number of different users looking to benefit from the footfall and well located location.

Location

The subject property is located off Bolton Road (A579) a main arterial road that ultimately connects to both Atherton Town Centre and Bolton Town Centre. It also provides eventual access to the M61 motorway. The main car park is located via Bolton Old Road.

Accommodation

The Mill provides a range of accommodation and has been measured in accordance with the RICS code of measuring practice on a Gross Internal Area basis (GIA). We have been advised the available space is between 900 - 1,800 sq ft

Rent and Lease Terms

£8,000 Per annum payable monthly in advance and exclusive of all other outgoings.

The premises are held on internal repairing and insuring terms for a length of lease to be agreed. A small service charge may also be payable.

Planning Use

Use Class E - Planning Permission may be required for the intended use of the available accommodation we would advise interested parties to make enquiries with the local planning authority

EPC

A copy of the EPC is available on request.

VAT

VAT will be applicable at the prevailing rate

Business Rates

To be assessed on occupation

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

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