

for sale or let

Substantial Office Building

446.4 m² (4,806 ft²)



BEST & FINALS BY 12 NOON ON FRIDAY 8 APRIL 2022

129 Market Street
Atherton
Greater Manchester
M46 0DF

- Prominent High Street Location
- Corner Position
- Former Job Centre
- Development Opportunity
- Modern Building with Lift

MORGANWILLIAMS.com

01925 414909

Location

The property occupies a prominent corner position, on the edge of the main retail area, where there are both national and local retailers including Boots, Tesco and Co-op Funeral care, which is directly opposite.

Atherton is 5 miles east of Wigan, 2 miles north of Leigh and 11 miles northwest of Manchester. Junction 5 of the M61 is 3 miles to the north.

Description

We are delighted to offer for sale or let a substantial and prominent corner office building, that is potentially suitable for residential conversion.

The property is a modern well built structure, that was originally constructed in 1990, as a former Job Centre.

Internally the property is arranged over three floors and the accommodation comprises two large open plan main floors, together with a smaller amenity top floor.

Access is at the front and rear and a passenger lift services the floors. WC and kitchen facilities are included. The ground floor main windows include electrically operated security shutters.

The property could be readily utilised as an office and also has the potential for a residential conversion, subject to planning or permitted development as appropriate.

Accommodation

Net Internal Area

Ground	172.1 m ²	1,853 ft ²
First	172.1 m ²	1,853 ft ²
Second	102.2 m ²	1,100 ft ²
Total	446.4 m²	4,806 ft²

Services

Mains electricity, water, gas and drainage are connected.

Rates

There are multiple rateable values listed on the Valuation Office Agency website.

Sale Terms

The freehold is available for purchase at an asking price of offers over £350,000 plus VAT.

Lease Terms & Rental

Alternatively, a new Tenants Full Repairing and Insuring Lease is available direct from the Landlord, for a minimum 3 year term, incorporating periodic upward only rent reviews, at a commencing rental of £32,000 per annum plus VAT.

VAT

The above sale price and rental is subject to VAT at the standard rate.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates rbates@morganwilliams.com

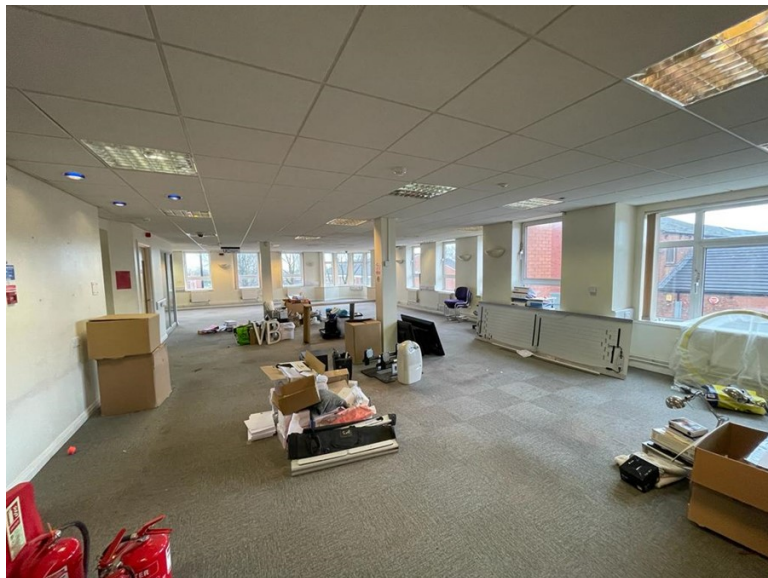
For details of other properties, our website address is

SUBJECT TO CONTRACT
EPC Score Band C

Jobcentre Plus 129 Market Street Atherton MANCHESTER M14 0DF	Energy rating C
Valid until 29 August 2027	Certificate number 0280-2993-0313-410-2080

E&OE

- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.



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TERMS OF DISPOSAL

129 MARKET STREET
ATHERTON
M46 0DF

Thank you for registering your interest in the above property.

Due to the high level of interest, we are now inviting all interested parties to submit their best and final offers for the property by **12 Noon on Friday 8 April 2022**.

Please note our client is seeking offers in excess of £350,000 (We understand the property is elected for VAT and the above purchase price is quoted exclusive of VAT).

Your offer should be submitted in writing (email is acceptable: rbates@morganwilliams.com and hquarmby@morganwilliams.com), to this office and marked **129 Market Street - Tender**, to include the following:-

1. Your offer.
2. Any conditions attached to your offer.
3. Proposed use of the property together with any supporting information.
4. Identity of purchaser:
 - a) the name of the individual or individuals who will be purchasing the property together with their postal address, or
 - b) the name of the company, registered address and names of the directors who will be purchasing the property.
5. Proof of funding which can be in the form of a bank statement, or letter from your Bank confirming sufficient cash funds are in place. Alternatively, information confirming a mortgage offer which again will prove that sufficient funds are available to you.
6. Your solicitors contact details.
7. Estimated timescales for exchange and completion.

The selected purchaser will be required to verify their identity in order to comply with new money laundering regulations and legislation that came into force 26th June 2017. The identity verification requires a form of photographic ID together with another form of ID to verify proof of residence. Further details as to which documents are acceptable will be provided to the selected purchaser.

Please note that this is an informal tender and my client is not obliged to accept the highest or any offer that is received.

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