



Former Hairdresser / Beauty Salon Premises:

29 DERBY STREET, ATHERTON, M46 0HJ



**Subject to Contract**

- Ground Floor Shop
- Popular retail parade
- 49.00 Sq M (523 Sq ft Approx)
- Offers invited in the region of £5,500 per annum exclusive.

**Contact:** Russell Cain

**E-Mail:** russell.cain@wigan.gov.uk

**Telephone:** 07985 134139

**Postal Address:** Place Directorate, Housing Property & Corporate Assets, Wigan Council, PO Box 100, Wigan, WN1 3DS



### Location

The property is located in a residential area of Atherton on a popular shopping parade. It is situated approximately 6.5 miles east of Wigan town centre.

### Description

The shop comprises of a sales area as well as a store and kitchen having on road parking to the frontage on Derby Street. It will be let with the benefit of an electric supply, mains water and mains drainage connections.

The shop was previously a hairdresser/ beauty salon but is most suitable for most shop uses with the exception of hot food takeaway, betting office or sex shop.

### Accommodation

The shop measures approximately 523 square feet.

### EPC

The property has a C energy performance rating. A copy of the report is available on request.

### Rental

Rental offers are invited in the region of £5,500 per annum. Rent payable will be subject to VAT monthly in advance by Direct Debit.

Please note that the property is not available to purchase.

### Rateable value

The property is currently assessed as Stores and Premises with a Rateable Value of £3,150.

### Rates

The Tenant will be responsible for all rates, taxes and outgoings of an annual or recurring nature, levied on the premises.

### Terms

A New 5 year FRI Lease is available.

### Costs

The Tenant will be responsible for the Council's surveyors and legal costs totalling £900

### Further information

Please contact [russell.cain@wigan.gov.uk](mailto:russell.cain@wigan.gov.uk) [Planning@wigan.gov.uk](mailto:Planning@wigan.gov.uk) for any potential planning issues regarding proposed uses or change of use.

Date: October 2024

**Disclaimer:** The property is offered subject to contract, availability and confirmation of details - These particulars do not form part of any contract and, whilst believed to be correct, third parties must satisfy themselves of their accuracy. Wigan Council gives 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 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 Wigan Council has any authority to make or give any representations or warranty whatever in relation to this property.