



FORMER CAFÉ PREMISES
31 DERBY STREET, ATHERTON, M46 0HJ



Subject to Contract

- Ground Floor Shop
- Popular retail parade
- 53.00 Sq M (570 Sq ft Approx)
- Rental £5,700 per annum exclusive.

Contact: Stephen Gleave

E-Mail: s.gleave@wigan.gov.uk

Telephone: 01942 827313

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



Location

The property is 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 a sales area, preparation area, store, and WC. There is a private yard to the rear.

The property has the benefit of an electric supply, mains water and mains drainage connections.

The shop was previously a Café but is most suitable for most shop uses except for hot food takeaway uses.

Accommodation

The shop measures approximately 570 Sq feet.

EPC

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

Rental

£5,700 per annum payable monthly (£475 per month) in advance by Direct Debit.

Please note that the property is not available to purchase.

Rateable value

The property is currently assessed as Cafe and Premises with a Rateable Value of £3,500.

Rates

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

Terms

The property is available to rent on a new Internal Repairing Lease for a term to be agreed.

Costs

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

Further information

Please contact s.gleave@wigan.gov.uk and Planning@wigan.gov.uk for any potential planning issues regarding proposed uses or change of use.

Date: 22nd 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.