

For Sale
Offers in the Region of £250,000



Freehold Town Centre Office Premises

3,367 SQ FT (312.79 SQ M) - SOLD WITH VACANT POSSESSION

📍 2-6 MARKET PLACE, ATHERTON, MANCHESTER, M46 OEG

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Turner Westwell
Commercial Agents

KEY FEATURES

- Located in the heart of Atherton Town Centre
- Prominent frontage on the historic Market Place, within the Market Place Atherton Conservation Area
- Attractive period building offering characterful features throughout
- Approx. 3,367 sq ft arranged over 4-5 floors, including basement accommodation
- Good sized plot, extending to 0.113 acres (0.046 hectares)
- Combination of open-plan and cellular space, suitable for a range of occupiers
- Private on-site car park providing approximately 10 parking vehicles
- Potential for alternative uses, including residential conversion, subject to planning
- Freehold interest held under Title Number GM672404
- Ideal opportunity for owner occupiers, and investors/investor-developers
- Sold with vacant possession
- Offers in the region of £250,000 (exclusive) – cash buyers preferred



LOCATION

The property occupies a prominent and central position within Atherton Town Centre, situated in the town's established commercial core. It is located on the historic Market Place, close to the junctions of Church Street and Market Street and is surrounded by a diverse mix of local retailers, cafés and professional service occupiers.

The location benefits from excellent visibility, and easy access to a wide range of local amenities and public transport links. Atherton is well connected within Greater Manchester, positioned approximately 7 miles east of Wigan and 10 miles north-west of Manchester, making it an accessible and strategic location for both occupiers and investors/investor-developers.

DESCRIPTION

The subject property comprises a prominent and characterful period building, originally constructed in 1836, and currently arranged to provide substantial office accommodation. The building retains considerable architectural presence, making it a standout asset within the town centre.

Internally, the property extends to approximately 3,300 + sq ft of net usable accommodation, arranged over four to five floors, including a basement/cellar level. The accommodation is well presented throughout and offers a high degree of flexibility, combining a mix of open-plan and cellular space. The spacious open-plan ground floor may also offer potential to accommodate a mezzanine level, subject to the usual consents.

Externally, the property benefits from a private, well-proportioned car park providing approximately 10 on-site parking spaces. The car parking land previously housed a Public House (The Rising Sun, 1 Tyldesley Road), prior to its demolition.

Overall, the property represents an attractive opportunity for owner-occupiers, investors and investor-developers and may be suitable for a range of alternative uses, including conversion or redevelopment, subject to the necessary planning consents.

TITLE/TENURE

The property is held Freehold under Title Number GM672404.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	99.03	1,066
First Floor	25.55	275
Second Floor	50.07	539
Third Floor	14.68	158
Fourth Floor	57.69	621
Basement/Vault	65.77	708
Total	312.79	3,367

SALE PRICE & VAT

Offers in the Region of £250,000 exclusive, with vacant possession.

VAT may be applicable and if so, will be charged at the prevailing rate.

USE/PLANNING

E-class - commercial, business and service. **It is the responsibility of the Purchaser to verify that their intended use of the property is suitable and acceptable to the Local Planning Authority.**

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.



EPC

The property has an current Energy Efficiency Rating of C(52). The certificate is valid until 11th July 2026. A full copy of the Report is available upon request.

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BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £18,750, with effect from 1st April 2026. The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses. **Interested parties are advised to make their own enquiries with the Local Rating Authority (Wigan Council) to clarify the rates payable for the property.**

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Daniel Westwell | Director

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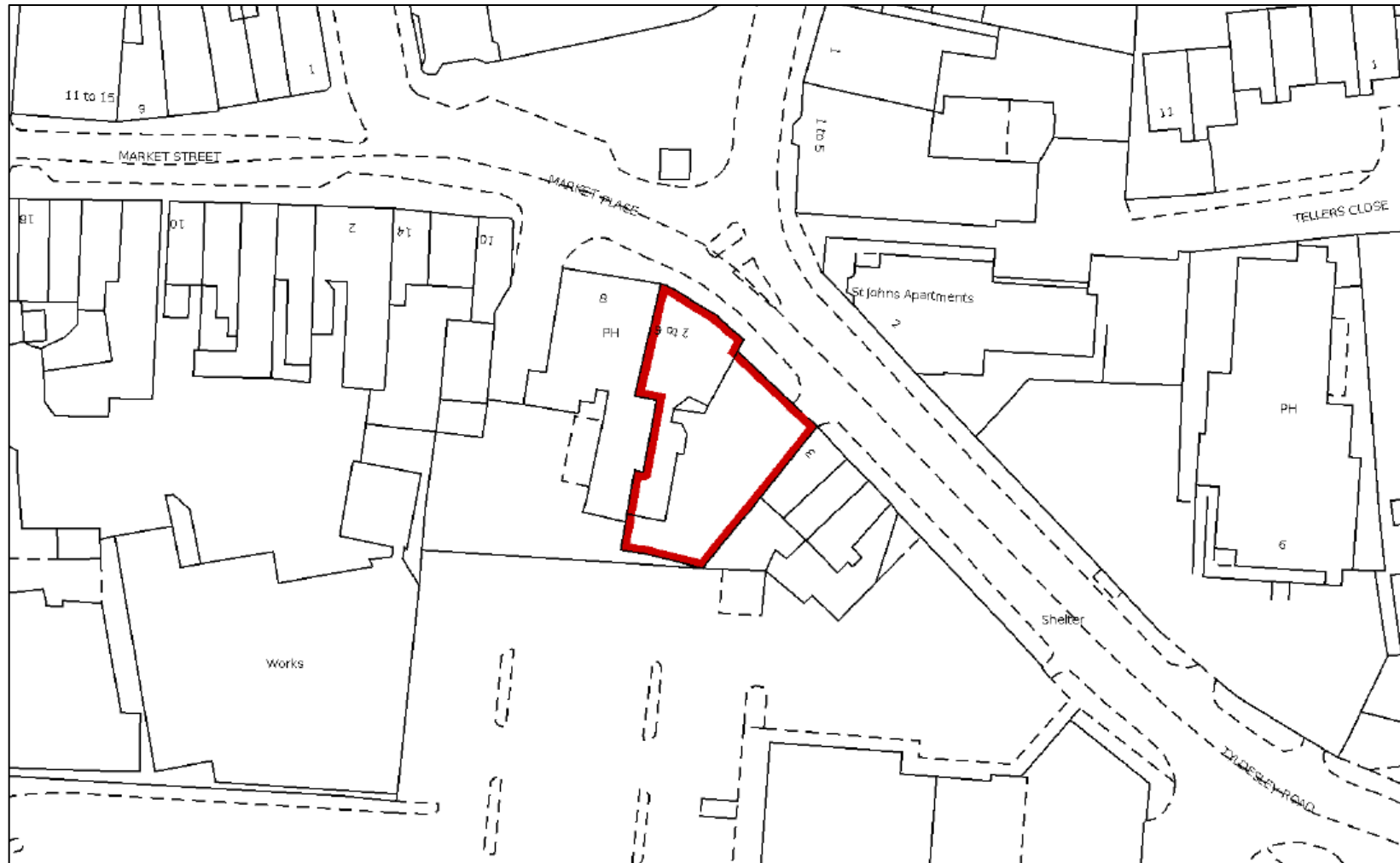
Nathan Broughton | Graduate Surveyor

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TITLE PLAN



Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given 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 nor 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 Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



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