



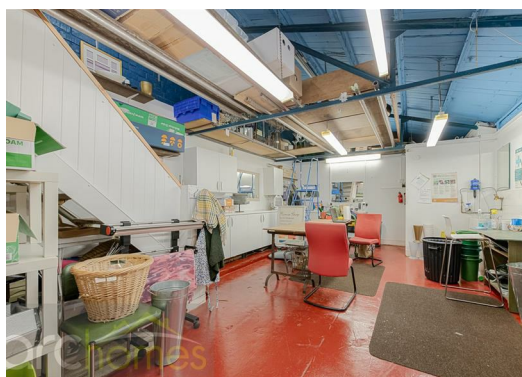
1a Smith Street, Atherton, M46 0DB Auction Guide £80,000

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

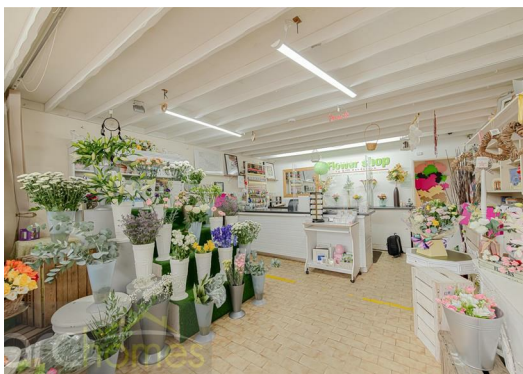
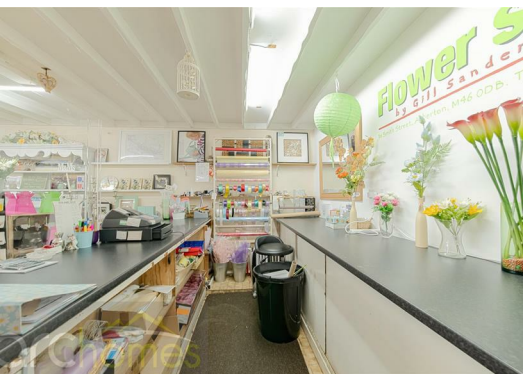
ARC HOMES are delighted to offer this excellent investment opportunity within a busy Town Centre Location. 1a Smith has been a busy a profitable Flower Shop for generations and due to retirement, the premises is now for sale awaiting its new occupant. Ideal for a range of purposes, this property is located within a busy spot with excellent foot traffic and early viewing is advised. The property briefly comprises of a spacious front retail space which leads into an excellent storage room at the rear. Step rise to a well designed mezzanine storage area. A rear hallway provides access to a cloakroom and 'cold room'. The front of the property is fitted with large windows. To the rear is a free parking area with rear access to the storage room.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale. Please contact us for further information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

