

To Let
Suitable for a range of uses



Trade Counter/Retail & Commercial Units

FROM 853 - 902 SQ FT (79 - 84 SQ M)

UNITS 3 & 5, VICTORIA MILL, BOLTON ROAD, ATHERTON, MANCHESTER, M46 9JG

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Turner Westwell
Commercial Agents

KEY FEATURES

- Trade counter/retail & commercial units
- Ground floor units
- All units are self-contained
- Located on the fringes of Atherton Town Centre
- Established mixed-use mill complex
- Extensive on-site car parking and loading
- Suitable for a range of commercial uses, including retail, trade counter, storage and light technology/manufacturing
- Other mill occupiers include carpet showroom, furniture maker, tile shop and print shop
- New lease - minimum term of 12 months
- £7,200 per annum/£600 per calendar month, plus VAT



LOCATION

Victoria Mill is located prominently at the junction of Bolton Old Road and Bolton Road, approximately 0.5 miles from Atherton Town Centre. The mill itself is located off Bolton Road (A579), a main arterial route through Atherton.

The surrounding users are majority commercial in nature, however the area does have residential elements and a primary school located in close proximity.

DESCRIPTION

Victoria Mill comprises an established, mixed-use mill complex boasting a range of existing uses/occupiers, including children's soft play centre, dance studio, tile and carpet showroom and gymnasium.

The available accommodation is situated at ground floor and would suit a variety of uses, such as retail, trade counter, light manufacturing and storage.

Each unit is self-contained and benefits from pedestrian access for visitors/customers at the front of the mill and loading facilities from the rear.

There are well presented shared WC and kitchen facilities on the ground floor.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor - Unit 3, Victoria Mill	84	902
Ground Floor - Unit 5, Victoria Mill	79	853

SERVICES

The mains services connected to each unit include water and electricity supply. Water supply can be made available, if required. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

The units are sub-metered for electric usage and invoiced/recharged by the Landlord.

WC and kitchen facilities are shared in common.

LEASE TERMS

Available by way of a new lease for a minimum term of 12 months.

RENTAL

Unit 3 - £7,200 per annum/£600 per calendar month, plus VAT

Unit 5 - £7,200 per annum/£600 per calendar month, plus VAT

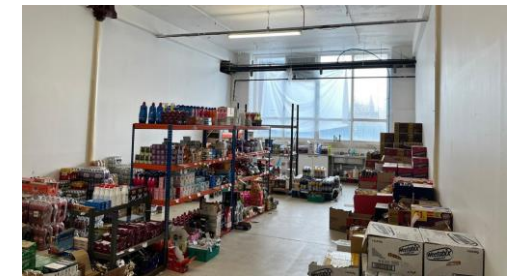
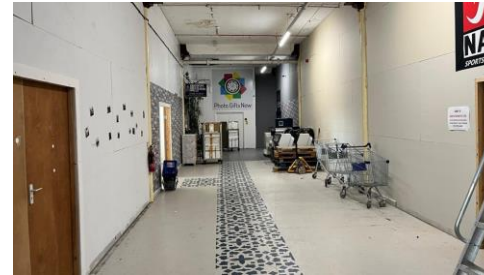
BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the units have the following Rateable Value Assessments, with effect from 1st April 2023: -

Unit 3 - £TBC

Unit 5 - £TBC

The 2024/2025 Business Rates Multiplier is 54.6 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £. 100% Business Rates Relief is available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority (Wigan Council).



LEGAL COSTS

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

EPC

An Energy Performance Certificate (EPC) has been commissioned and full copy of the Report is available on request.

VIEWINGS

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

Daniel Westwell | Joint Managing Director

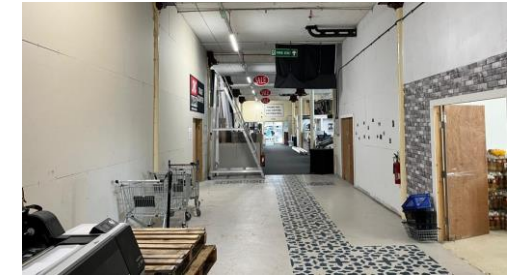
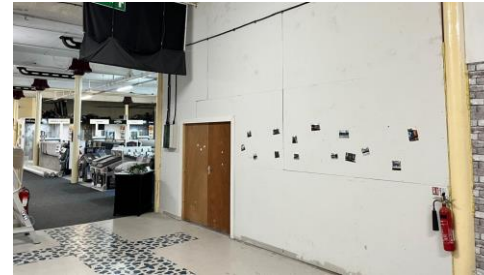
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Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending 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.



TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. **TURNER WESTWELL LIMITED** was incorporated on 28 March 2023 with a registered office address based in Chorley.