

To Let
Suitable for a range
of uses



Trade Counter/Retail & Commercial Unit

2,877 SQ FT (267.27 SQ M)

📍 UNIT 6, VICTORIA MILL, BOLTON ROAD, ATHERTON, MANCHESTER, M46 9JG

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Ground floor trade counter/retail & commercial unit
- Self-contained with its own WC facilities
- 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 bespoke framing
- New lease - minimum term of 3 years
- £20,000 per annum exclusive (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, storage and distribution. Other uses may be considered.

The unit is self-contained and benefits from its own pedestrian access for visitors/customers from the front of the mill and communal loading facilities. Additionally, there are further 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 6, Victoria Mill	267.27	2,877

LEASE TERMS

Available by way of a new lease for a minimum term of 3 years.

SERVICES

The mains services connected to the 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 unit is sub-metered for electric usage and invoiced/recharged by the Landlord.

BUSINESS RATES

A re-assessment for Business Rates purposes is required on occupation. Interested parties are advised to make their own enquiries with the Local Rating Authority (Wigan Council) to satisfy themselves on the rates payable for the property. 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 may be available for qualifying occupiers, interested parties are advised to qualify this directly with the Local Rating Authority.

RENTAL

£20,000 per annum exclusive.

VAT

VAT is applicable and will be charged at the prevailing rate.

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.

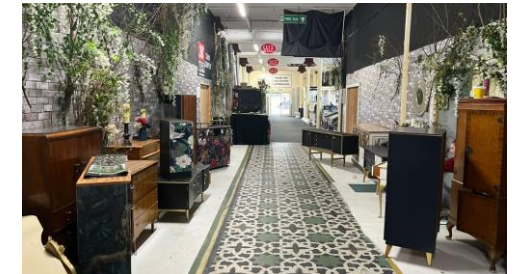
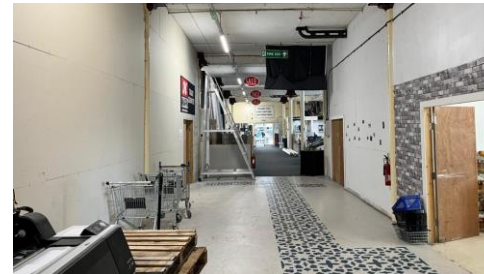
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