



129 Market Street, **Atherton, Wigan, M46 0DF**

FOR SALE Upon instructions of the Joint Fixed Charge Receivers

FREEHOLD FORMER OFFICES WITH PLANNING PERMISSION FOR 7 APARTMENTS

CONTACTS

James Ashworth/Amy Selfe

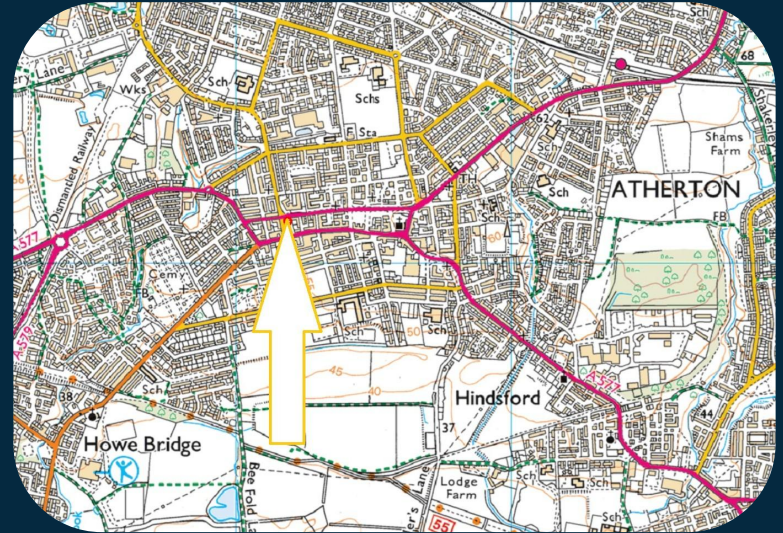
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KEY CONSIDERATIONS

- Located in Atherton town centre
- Prominent location
- Former office building approximately 446.4 sq. m
- 4,806 (sq. ft)
- Planning for 7 self contained apartments (granted February 2023) - designed with supported living in mind
- Potential for Alternative Uses STPP
- Freehold
- Offers invited
- Best offers target date Friday 30th May 2025



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LOCATION

Atherton's strategic location, 10 miles from Manchester and 7 miles from Wigan, is enhanced by its proximity to major motorways (M61, M60, M602) and Atherton train station, which provides direct services to Manchester Victoria, Wigan Wallgate, and further afield

The property occupies a prominent corner position, on the junction of Market Street and the A577 in a central town centre location.

DESCRIPTION

The property is relatively modern originally constructed in 1990, as a former Job Centre. Internally the property is arranged over three floors and the accommodation comprises two large open plan main floors, together with a smaller amenity top floor.

Planning permission was granted on 17th February 2023 for change of use to 7 apartments (Application Number: A/22/94780/PDMA). The approved scheme provides for five 1 bed units and two 2 bed units and we understand it was designed with supported living in mind. The property has been part stripped out internally, with the stripped out suspended ceilings, carpet tiles etc piled up at ground floor level awaiting disposal.

The property may be suitable for alternative uses subject to obtaining the necessary consents.

ACCOMMODATION

The property has the following net internal areas:

| | | |
|---------------|------------|----------------|
| Ground Floor: | 172.1 sq.m | (1,853 sq. ft) |
| First Floor: | 172.1 sq.m | (1,853 sq. ft) |
| Second Floor: | 102.2 sq.m | (1,100 sq. ft) |

PLANNING

Interested parties can view the current planning permission here: <https://planning.wigan.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Interested Parties should obtain their own independent advice and consult direct with the Local Planning Office:

W: <https://www.wigan.gov.uk/Resident/Planning-and-Building-Control/Planning/Index.aspx>

E: planning@wigan.gov.uk

T: 01942 489004



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TENURE

The property is held freehold on Title GM254818.

EPC

Energy Asset Rating is C.

VAT

All figures quoted are exclusive of VAT.

PRICE

Offers invited.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.

BID TERMS

The target date for Interested parties to submit their offer is no later than 17:00 on 30th May 2025.

In submitting your offer please confirm the below:

1. Purchasing entity.
2. Purchase price.
3. Conditions (if any).
4. Finance (including proof of funding).
5. Timetable for acquisition

Our client reserves the right not to accept the highest or indeed any offer received.

CONTACT US TO ENQUIRE



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