



Independent Estate Agents

# Cardwells

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**WIGAN ROAD, ATHERTON, MANCHESTER, M46 0GA**



- New lease, flexible terms
- Superb luxury hair salon
- Fully fitted, ready to open & trade
- Impressive quality ground floor unit
- Busy trading spot
- Doorstep parking, CCTV & alarmed
- Sizeable premises, gas c/h, UPVC D/G
- Could suit alternative trades



**£15,000 Per Annum**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

**LETTINGS & MANAGEMENT BURY**

E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

T: 01204 381 281

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

Available to rent on a new lease with flexible terms is this vacant hair salon which is fully fitted out and presented to the very highest of standards. Please refer to the photos/video viewing to understand the quality of the property and the high end fixture/fittings and overall presentation. The property has gas combi central heating and UPVC double glazing, alarmed, CCTV. Enjoys a busy main road highly visible trading position with forecourt parking and is now vacant. May well be suitable for other trades. A rare opportunity to find rental premises fully fitted out of this standard with equipment included. To view 7 days a week please call Cardwells Estate Agents on 01204 381281 or email us at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

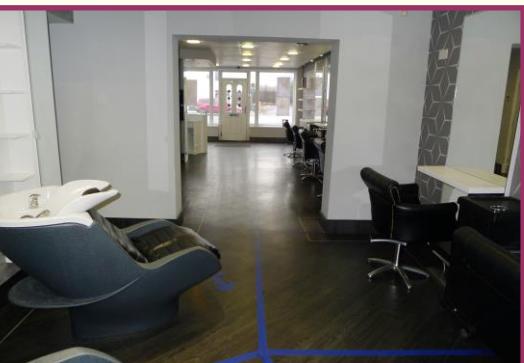
#### ACCOMMODATION AND APPROXIMATE ROOM SIZES:

**Salon 1** 26' 11" x 14' 6" (8.20m x 4.43m) Opens through to;



**Salon 2** 15' 1" x 11' 7" (4.59m x 3.54m) Patio doors opening to a small balcony overlooking the garden.

**Treatment Room** 11' 3" x 8' 11" (3.42m x 2.72m) Cloaks room off & storage cupboard.



**Storage Room** Off Salon 1 "L" shaped

**W/C Wash Room** 3' 0" x 5' 10" (0.91m x 1.78m) White w/c, wash basin

**Kitchen** 5' 11" x 8' 11" (1.81m x 2.71m) Stainless steel sink, store cupboard, automatic washer drier.

**Price** £15,000 Per Annum

**Tenant Fee Information** The tenant set up charges associated with this property are £360.00 = £300 + VAT to include up to two adults. This fee includes the cost of referencing which will include checking of credit status etc / company checks.

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).



**Please note: all viewings are by appointment only through our BOLTON Office**