

For Sale

**Young
&co**
PROPERTY
CONSULTANTS
LIMITED

TWO STOREY - TOWN CENTRE OFFICE

**Elliott Street, Tyldesley
M29 8DG**

£195,000

Fitted out to a high standard throughout. Might suit change of use (subject to planning)

- Town Centre Office
- Suitable for alternative use (subject to planning)
- First Floor previously used as a flat (could easily be convert back to this use)

 **c 1,714 sq ft**
(159 sq m)
excluding basement



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TWO STOREY - TOWN CENTRE OFFICE

Elliott Street, Tyldesley M29 8DG



Description

Mid terrace brick built two storey office with pitched slate roof. The property is fitted out as offices with ground floor reception/counter, open plan and private offices, kitchen, and toilets. The first floor is mostly open plan offices, with a large private office, kitchen, and bathroom.

There is a private car parking area to the rear of the property (with space for c 4 cars).

The first floor was previously a flat and could be adapted to provide living accommodation if required.

Location

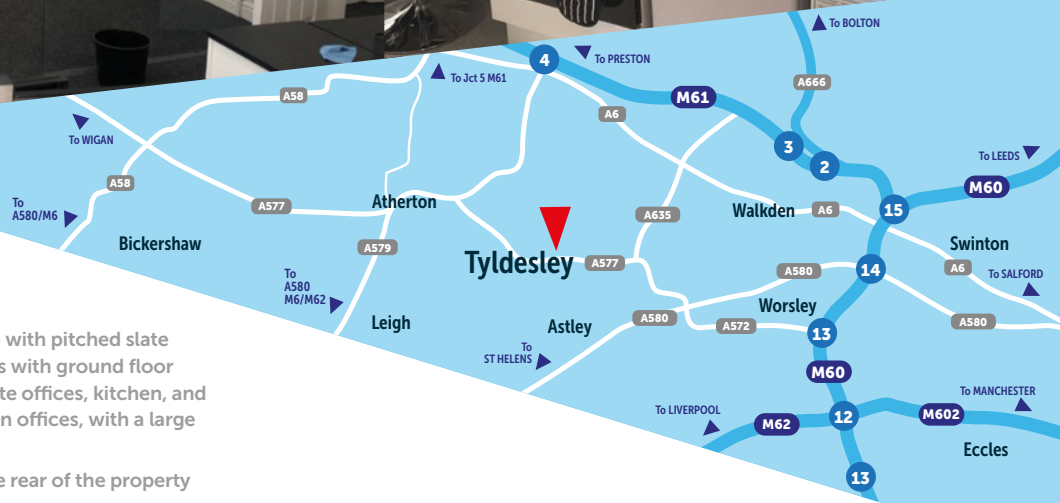
Situated on Elliott Street within Tyldesley Town Centre. The premises are well located for access around Wigan, Bolton, and Manchester (c 9 miles to the South East).

The East Lancs Road is within c 2 Miles providing access to the national motorway network and J13&14 M60 and J4&5 M61 are all within c 4 miles.

Accommodation

We have measured the property on a gross internal basis and confirm as follows:

	sq ft	sq m
Ground Floor - Offices/Meeting Room /Kitchen/Toilets	917	85
First Floor - Offices/Kitchen/Bathroom	797	74
Total	1,714	159
Basement - not measured	c 275	c 26



Price

The property is available For Sale - £195,000

VAT

We understand that the property is not registered for VAT - Further information on request.

Legal Costs

Each party to be responsible for its own legal costs incurred in the transaction.

Rates

The property has a rateable value of £6,574.

Occupiers should qualify for small business rates relief (further details on the VOA website).

EPC

Available on request.

Viewing

Strictly by appointment with the sole agents.
Contact Dean Young - 07825 170475



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