

**Motor Garage**  
**Atherton Industrial Centre, Bolton road**  
**Atherton**  
**M46 9RB**



**INDUSTRIAL UNIT TO LET**

1,200.00 sqft (111.48 sqm)

**RENT**

£2,000.00 Monthly

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**Property Highlights**

- Known Local Garage Location
- Trading 25+ Years
- Customer Introductions Possible

**Description**

Approx. 1,200 sq ft established mechanics unit with two ramps, roller shutter access, office, WC, CCTV, outside parking, 3-phase power, heating and workshop, ideal for continuing a long-running repair operation.

- Rent: £2,000 PCM ( £462 PW) No VAT
- Rateable Value: £8,200 (Qualifies for Small Business Rates Relief )
- Building Insurance: TBC
- Use: To remain as a mechanics / vehicle repair centre
- Availability: Available now with 2 Ramps plus Established Goodwill

**Location**

Main road position in Atherton with excellent visibility and strong day-to-day traffic flow. Atherton is a well-connected town within Greater Manchester, positioned for easy access across the North West via key routes including the A577/A579 and nearby motorway links to the M61 and M60. The area also benefits from rail connectivity via Atherton station.

**Layout**

