



### Hospitality Facility in M46

Mayfield Street, Atherton, Manchester,  
Greater Manchester, M46 0BF

**£112,000** Starting Bid

Tenure

**Leasehold**

### Property features

- ✓ Modern Method of Auction
- ✓ Atherton Town Centre
- ✓ Previously operated as a dental practice
- ✓ Commercial Property
- ✓ Over Three Floors

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

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0191 737 1154  
commercial@pattinson.co.uk

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

FOR SALE BY ONLINE AUCTION: terms and conditions apply.

A substantial commercial property prominently positioned in the heart of Atherton Town Centre, benefiting from high levels of passing footfall and excellent visibility.

The property is arranged over three floors and comprises, to the ground floor, three reception rooms and a WC. The first floor offers three further reception rooms together with a kitchen, while the basement level provides additional usable space.

Previously operated as a dental practice, the premises offer excellent potential for a variety of commercial uses, subject to any necessary consents. The property is offered for sale as the current owner has relocated to alternative premises.

Please note we have not inspected this site.

Price: Starting Bid £112,000

Property Type: Hospitality Facility

Business Type: Other/Unspecified

Parking: None

## Location

Prominently positioned in the heart of Atherton Town Centre, benefiting from high levels of passing footfall and excellent visibility.

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## Accommodation

Ground Floor-

Hallway

Reception Room L 4.435m W 4.695m

Room 1- L- 3.608m W 3.034m

Room 2- L 3.436m W 3.015m

WC

Cellar

First Floor-

Office- L 2.459m W 2.957m

Room 1- L 3.646 W 3.020m

Room 2- L 4.217m W 3.275m

Kitchen- L 1.851m W 1.461m

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## Tenure

Long leasehold, title number GM376298.

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## EPC

Rating D, full report available upon request.

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## Rateable Value

Future rateable value (from 1 April 2026) £8,300

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## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Mayfield Street, Atherton, Manchester, Greater Manchester, M46 0BF

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,  
commercial@pattinson.co.uk, www.pattinson.co.uk**

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