Barker Proudlove

Manchester Office:
0161 631 2852

For Sale



Tyldesley

215A & 217 Elliott Street, M29 8DG

Ground Floor: 1,172 sq ft (108.88 sq m)
Price: Offers in the Region of £150,000

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Location & Description:

- **Tyldesley is an established market town within the Metropolitan Borough of Wigan, Greater Manchester. The subject property is located on Elliott Street, the town's main high street pitch in Tyldesley town centre.**
- **The subject property is a large double fronted, end terrace unit with private yard / parking spaces to the rear. The property is well located on the junction of Primrose Street and Elliott Street. Nearby occupiers include the Mort Arms public house, Tyldesley Dental and a variety of independent cafés and takeaways, alongside other retail and service led occupiers.**
- **The subject property occupies a prominent pitch on Elliott Street and the unit is well comprised in comparison to some of the other units on the high street. Any purchaser may choose to retain the ground floor as a single retail unit or potentially subdivide the accommodation to create two self-contained retail units, subject to planning.**

Demise:
Ground Floor - 1,172 sq ft (108.88 sq m)
First Floor - N/A (sold off separately)

Tenure:
Held on two separate Long Leasehold titles, both granted for period of 999 years from 31st Jan 1782 at a rent of £0.60 per annum per title. First floor apartment sold off separately on a Long Leasehold basis.

Price:
Offers in the region of £150,000.

Planning:
We understand the property has planning at ground floor for sui generis use. Interested parties are advised to make their own enquiries with the Local Authority.

EPC:
Energy Performance Rating Assessment - B (ground floor only)

Legal and Professional Fees:
Each party to bear their own costs.

VAT:
We have been informed by our client that the property is not elected for VAT. Interested parties are advised to make their own enquiries.

Rating Assessment:
Rateable Value (April 2026) - £15,250.
Interested parties are advised to make their own enquires with the Local Authority.

Date Prepared:
November 2026

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

Simon Colley

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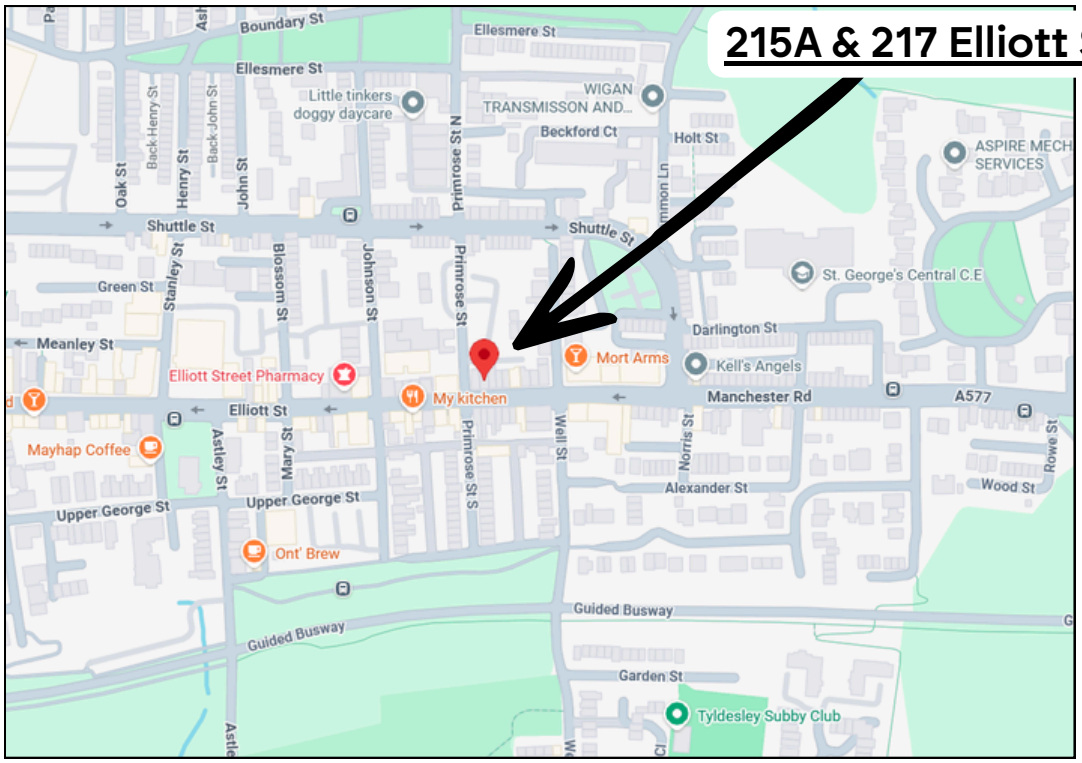

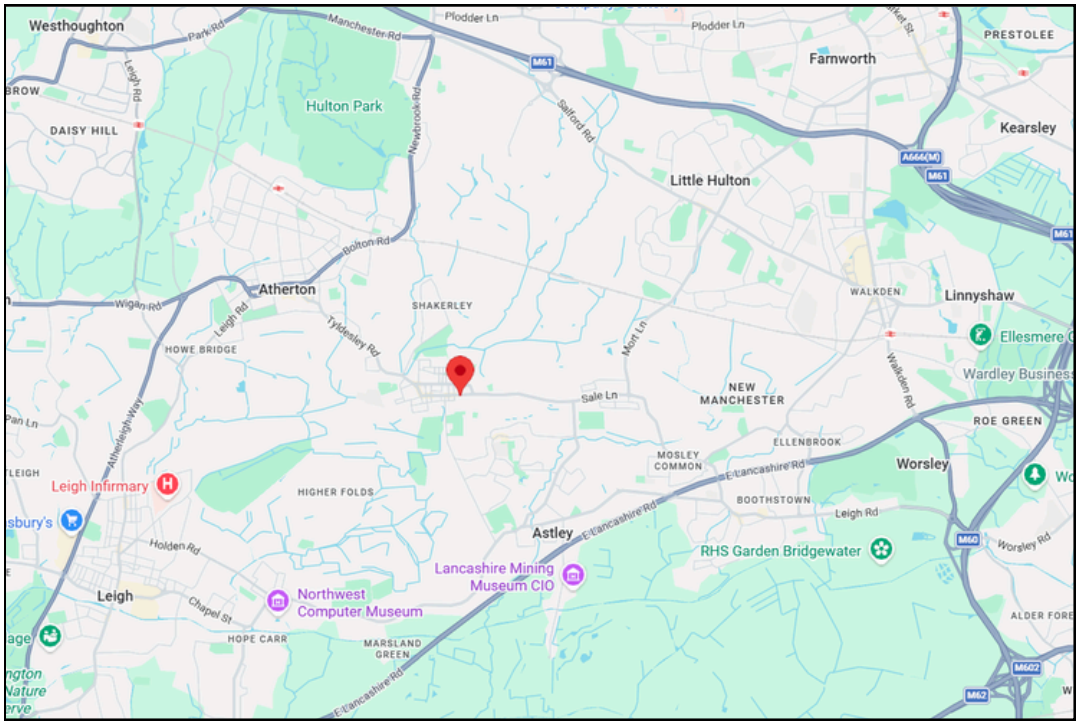

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