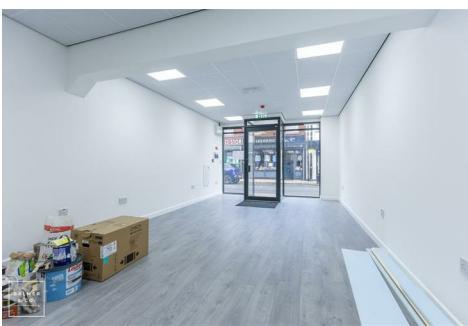
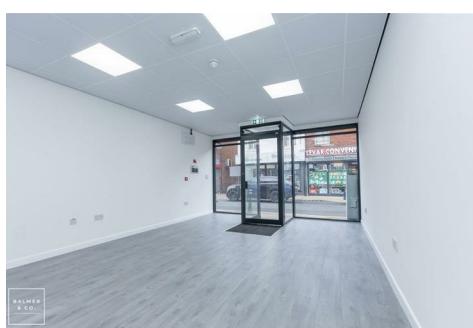


Market Street, M46 0DP  
£900 PCM



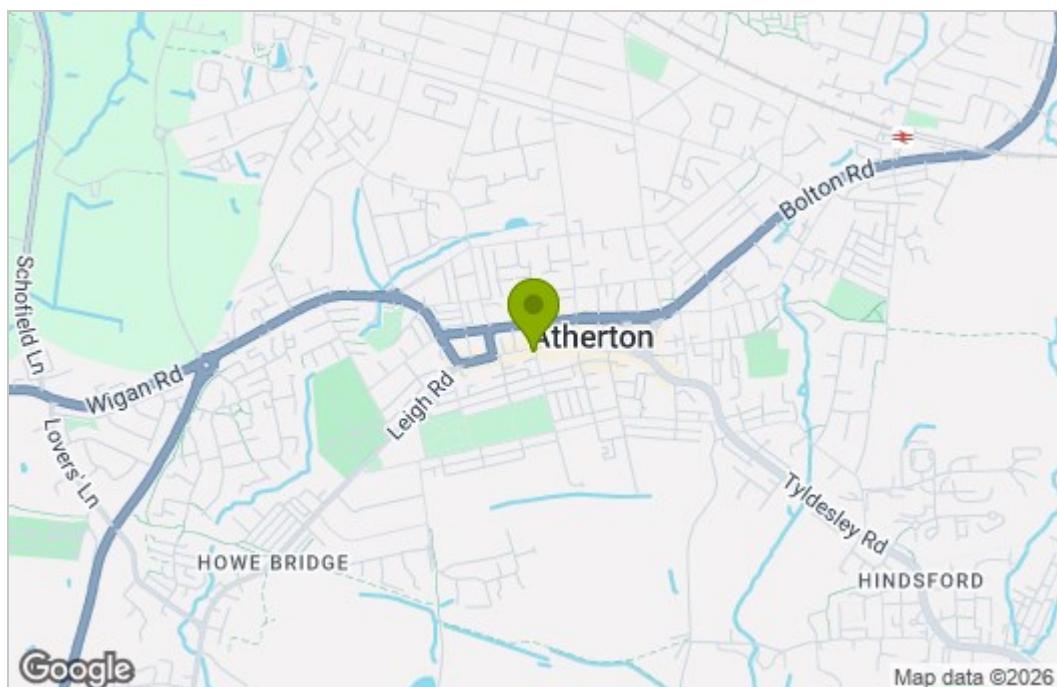
BALMER & CO COMMERCIAL are delighted to offer TO RENT this newly refurbished, single fronted unit situated in a prominent location in Atherton town centre. Finished to an excellent standard, this property offers floor to ceiling glass frontage, generous space, kitchenette, W.C, and external access to the rear parking. There is also a large communal car park to the rear providing ample off-road parking. Early viewings highly recommended, all enquiries welcome.

## Floor Plan



**TOTAL FLOOR AREA: 388 sq.ft. (36.1 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrisys 62028

## Area Map



## Energy Efficiency Graph

A horizontal scale for Energy Efficiency Rating. The scale is color-coded and labeled with letters A through G. The colors transition from green for the best efficiency (A) through yellow (B, C, D) to red for the lowest efficiency (F, G). Each letter is preceded by a numerical range in parentheses.

Rating	Current	Potential
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.