

# FOR SALE



RogerHannah



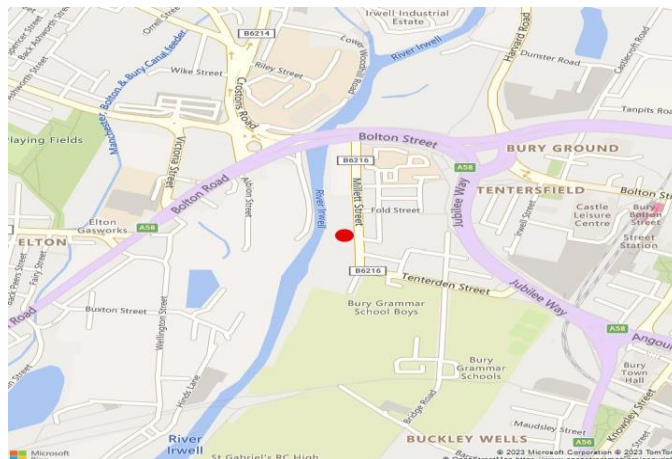
Bolton Street, Bury, Lancashire, BL9 0JA

**PROMINENT TRADE/  
WAREHOUSE/INDUSTRIAL UNIT**

**5,700 Sq Ft (529.53 Sq M)**

- Prominent Position Fronting Bolton Street
- Within ½ mile of Bury Town Centre
- 5.3m To Eaves
- 2 Electric Rear Loading Doors
- Suitable For a Variety of Uses
- Lighting Throughout





## Location

Bury is a town in Greater Manchester on the River Irwell, located approximately 5.5 miles east of Bolton, 5.9 miles west, southwest of Rochdale and 7.9 miles north, northwest of Manchester. It is the largest settlement and administrative centre of the Metropolitan Borough of Bury. The property is situated approximately half a mile east of Bury town centre. Access to the unit is directly off the busy A58 (Bolton Road).

Motorway access is gained at Junction 2 of the M66 motorway approximately 2 miles east, via the A58. Manchester City Centre is within 10 miles of the Estate.

The property occupies one of Bury's premier business locations and is situated within a popular business district with the likes of Evans Hallshaw and Safestore located close by. Greater Manchester Police have their northern headquarters facility within 200m of the Unit.

Local occupiers include CNP Cudis, Bury Council and Motor Parts Direct.

## Description

The property comprises of a detached former warehouse/showroom facility constructed by way of a steel portal frame with concrete render under a pitched tiled roof.

Access to the property is via personnel entrance doors fronting Bolton Street with rear loading access off Millett Street via two electrically operated roller shutter loading doors. There is a small private yard/parking/loading area to the rear of the premises.

Internally, the facility provides flexible ground floor accommodation. The area provides a small reception/office area and an open plan showroom/warehouse. The property is lit throughout by way of sodium box units and WC facilities are available. The property can be adapted to suit a number of different uses including showroom, warehouse, industrial, light manufacturing etc.

There is also a substantial mezzanine floor providing additional flexible accommodation.

## Accommodation

The unit provides 5,700 sq ft Gross Street Internal area according to the Valuation Office official measurements.

## Purchase Price

On application.

## Business Rates

The current rateable value of the property is £25,750 providing a rates liability of £13,184 per annum.

## EPC

Available upon request.

## VAT

VAT is applicable at the prevailing rate.

## Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

### Julien Kenny-Levick

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### Date of Preparation

09 October 2024