



## TO LET

Office and Yard, Bury New Road, Heap Bridge. BL9 7HX

Former vehicle sales forecourt and office in a prominent main road position

Office and welfare 72.8 m<sup>2</sup> (784 sq.ft) approx GIA

Forecourt - 11,250 sq.ft (plus additional car park)

- \* New lease available
- \* Includes offices and staff facilities
- \* Close to J2 of the M66 motorway

**RENTAL: £40,00 per annum + VAT**

**VIEWING: BY APPOINTMENT WITH SOLE AGENT**



Barton Kendal, Commercial & Industrial Chartered Surveyors, Valuers & Estate Agents

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# Office and Yard, Bury New Road, Heap Bridge

## LOCATION

The property is in a prominent main road position on Bury New Road, close to J2 of the M66 motorway.

## GENERAL DESCRIPTION

There is a single storey brick office property briefly comprises of a front reception/sales office with a private side office, to the rear are 3 storerooms, kitchen and WC.

Externally, there is a fenced and gated forecourt, partially covered with a canopy. To the rear is an additional fenced and gated yard.

## FLOOR AREAS

The building has the approximate floor areas.

Office Block	784 sq.ft
Forecourt	11,250 sq.ft
Additional Yard	3,250 sq.ft

## TERMS

The property is offered "To Let" by way of a new tenants repairing/maintaining lease on terms to be agreed.

## RENT

Annual rental of £40,000 + VAT and Service charge

## RATING

According to the Valuation Office Online Rating List the property is assessed for rates as follows:

Rateable Value £TBC Assessment

All parties are advised to satisfy themselves as to the Rateable Value.

## USE

The property was last for vehicle sales. All interested parties are advised to make their own enquires of the Local Planning Authority as to their intended use.

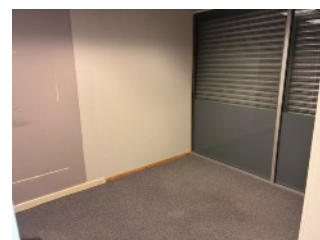
## Anti-Money Laundering Regulations

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been Reached

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS **BARTON KENDAL** - Contact Marc Wright - 01706 353794

## SUBJECT TO CONTRACT

The property is offered Subject to Contract/Lease.



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