



**Light Industrial Workshop. Newly Refurbished. 924 Sq Ft Light.
NOT TO BE MISSED!!!**

Unit 3 Percy Street Works

1 Percy Street, Bury, BL9 6BZ

Light Industrial, Industrial /
Storage, Workshops, Yard

TO LET

924 sq ft

(85.84 sq m)

- Ideal Premises For A Workshop
- Office Space/Reception
- On The Outskirts Of Town Centre Location
- Surrounded By Local Amneties
- Within A Mile Of The Motoway Network
- CCTV
- Electric Shutters

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Summary

Available Size	924 sq ft
Rent	£1,000 per month
Business Rates	Small business rate relief. You can obtain small business rate relief if: your property's rateable value is less than £15,000 and your business only uses one property - you may still be able to get relief if you use more. Contact your local council to apply for small business rate relief. You will not pay business rates on a property with a rateable value of under £12,000.
Service Charge	N/A
Estate Charge	N/A
EPC Rating	Upon Enquiry

Description

Pearson Ferrier Commercial (Voted Number 1 Commercial Agent In Greater Manchester For Disposals 2022) are delighted to bring to market this newly refurbished 924 Sq. Ft light industrial workshop.

Unit 3 Percy Works internally consists of a large workshop area (Approx. 780 Sq. Ft) with access for vehicles by way of electric metal roller shutter measuring 2.7 meters in height by 3.65 meters in width.

In addition to this you have a reception/office space measuring approximately (143 Sq. Ft) with separate pedestrian access. W.C facilities complete the premises.

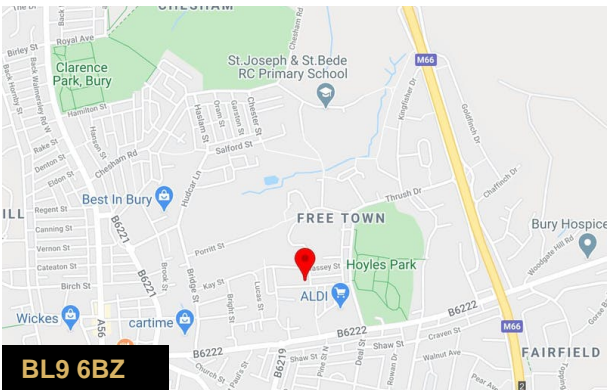
The current tenant has used the space for a carpet shop and will vacate upon completion.

Location

The property is located on the outskirts of Bury town centre, within a stone throw of the motorway access and ample local amenities. Approximately 0.7 Miles from Junction 2 of the M66.

VAT

We understand the properties is not liable for VAT.



Viewing & Further Information



Michael Pearson
0161 764 4440
commercial@pearsonferrier.co.uk

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