



A SUPERD OPPORTUNITY FOR YOUR BUSINESS, CLOSE TO BURY CENTRE, PARKING FOR 10 CARS, VEHICLE ENTRANCE IN TO UNIT, IDEAL FOR VARIETY OF USES.

Floors 2 Go

Bolton Street, Bury, BL9 0HY

Distribution Warehouse, Light Industrial, Retail, Trade Counter, Trade Counter / Showroom

TO LET

5,411 sq ft

(502.70 sq m)

- APPROX. 5,411 SQ FT OF INTERNAL SPACE
- VEHICLE ACCESS & EXTERNAL PARKING FOR 10 CARS
- WOULD SUIT A VARIETY OF USES SUBJECT TO CONSENTS INCLUDING GYM, NURSERY, DISTRIBUTION, TRADE CENTRE, SHOWROOM OR SIMILAR
- CLOSE TO BURY CENTRE

Floors 2 Go, Bolton Street, Bury, BL9 0HY

Summary

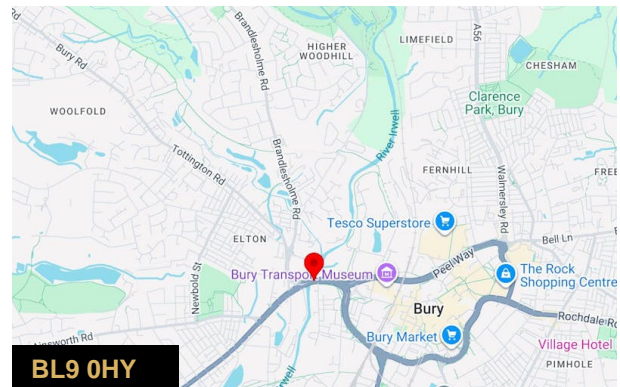
Available Size	5,411 sq ft
Rent	£50,000 per annum
Business Rates	Not Listed Enquiries Directed To Bury MBC
Service Charge	N/A
VAT	Applicable
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

A large (Approx. 5,411 SQ FT) versatile unit located close to Bury centre with two electric roller shutter doors for vehicle access and external parking for approx. 10 cars.

The building has approx. 3,900 sq st of space to the ground floor with two roller shutter doors allowing vehicle access, 2 X W.C.'s, 2 x office rooms, a store room and a large open plan area. There is a further Mezzanine level with approx. 1,500 sq ft of space. Externally there is a large space to the side of the building that offers good outside space and parking for approx. 10 cars. Please see the floor plan for layout details.

This space would suit a variety of different business opportunities including gym, childrens play centre, nursery, distribution warehouse, showroom, trade centre or similar. Tenants are advised to check with Bury MBC for suitability of use classification.



Viewing & Further Information

son rier | Stuart Pearson
ERCIAL | 0161 764 4440
commercial@pearsonferrier.co.uk

More properties @ [pearsonferrier.co.uk](https://www.pearsonferrier.co.uk)