



**893 SQFT 2 STOREY COMMERCIAL PREMISES, ON A
PROMINENT MAIN ROAD POSITION WITHIN A DENSELY
POPULATED AREA. WALK THROUGH VIDEO AVAILABLE.**

131 Rochdale Road

Bury, BL9 7BA

Office, Retail, High Street Retail

TO LET

893 sq ft

(82.96 sq m)

- LOCATED WITHIN A PARADE OF SHOPS
- MAIN ROAD POSITION
- IMMACULATE CONDITION THROUGHOUT
- WALK THROUGH VIDEO AVAILABLE TO VIEW

131 Rochdale Road, Bury, BL9 7BA

Summary

Available Size	893 sq ft
Rent	£800 per month
Business Rates	Small business rate relief. You can get small business rate relief if: your property's rateable value is less than 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. What you get You will not pay business rates on a property with a rateable value of £12,000.
Service Charge	£41.66 per month The service charge covers the building insurance as well as the bi annual fire safety check.
VAT	Not applicable. We understand the property is not liable for vat.
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The layout has been configured to the current tenants (retail outlet) requirements, but could easily be adapted for a variety of businesses and would suit a variety of businesses including but not limited to, restaurant/cafe, retail, office as well as a barbers/hairdressers.

The accommodation comprises of 2 floors with the ground flooring comprising a main retail area, storage space as well as a WC. Leading up to the first floor you will find two open plan rooms, one of which has been used for storage and the other for an office. In addition to this there is a basement which can be used for further storage. To the rear of the property is an enclosed yard.

A new fully repairing insuring lease is available for an agreed length of term.

WALK THROUGH VIDEO TOUR AVAILABLE - VIEWINGS BY APPOINTMENT ONLY.

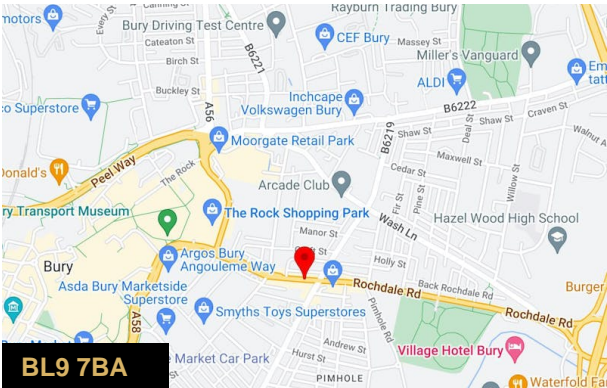
Location

From Bury town centre proceed east away from The Rock development onto Rochdale Road and continue through the next set of traffic lights where the property can be found on the right hand side.

It is within a short distance from the M66 Motorway which connects directly to the M60. In addition to this within walking distance of the Bus Station and Metro Link service to Manchester with a tram stop 5 minutes away.

VAT

We understand the property is not liable for vat.



Viewing & Further Information



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