



Prominent Retail Premises

133 Rochdale Road

Bury, BL9 7BA

Retail

TO LET

897 sq ft

(83.33 sq m)

- Prominent Main Road Position
- Large Ground Floor Space
- Upper Floor Space To Be Utilised
- Ample Parking In Surrounding Areas
- Located Within A Parade Of Shops
- No Food Retail

Where your business belongs

133 Rochdale Road, Bury, BL9 7BA

Summary

Available Size	897 sq ft
Rent	£750 per month
Rates Payable	£3,483 per annum 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.
Rateable Value	£8,100
Service Charge	N/A
Estate Charge	N/A
EPC Rating	E (105)

Description

A ground floor shop with upper floor offices/ storage located within half a mile from the new 'Rock' development in Bury town centre on the main road leading east towards the M66.

The shop would suit a variety of retail trades and has an excellent prominent position. The accommodation briefly comprises: main retail room, hallway, kitchen, wc, first floor landing, two open plan rooms. The property fronts onto the main road and there is an enclosed yard to the rear.

LOCATION / SITUATION

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

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Retail Zone A	312	28.99	Let
Ground - Retail Zone B	107	9.94	Let
Ground - Kitchen	31	2.88	Let
Ground - Staff Toilets	-	-	Let
1st - Showroom	193	17.93	Let
1st - Internal Storage	174	16.17	Let
Total	817	75.91	

Terms

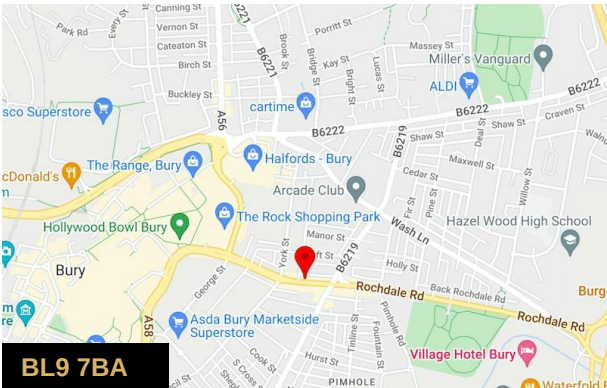
New FRI lease to be agreed

Planning class

A1

Secondary planning class

A1



Viewing & Further Information

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ERCIAL

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VAT

The price is not subject to VAT.

