



**READY FOR IMMEDIATE OCCUPATION, 657 SQFT COMMERCIAL  
GROUND FLOOR. ON A BUSY MAIN ROAD NEXT TO DOMINOS.  
RENT FREE PERIOD AVAILABLE!**

## **89B Bolton Road**

Bury, BL8 2AH

Other

# **TO LET**

**657 sq ft**

(61.04 sq m)

- Available For Immediate Occupation
- Walk Through Video Available To View
- Prominent Main Road Location Next To Dominos
- Incentives Available Including Rent Free Period
- 5.5m Glaze Shop Front
- Parking

# 89B Bolton Road, Bury, BL8 2AH

## Summary

<b>Available Size</b>	657 sq ft
<b>Rent</b>	£708.33 per month
<b>Business Rates</b>	You can obtain small business rate relief if: your property's rateable value is less than £15,000 your business only uses one property. 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 £12,000 or less.
<b>Service Charge</b>	£1,500 per annum FIXED FOR 3 YEARS. The service charge covers maintenance, repairs, decoration, drain maintenance, management and accounts. We understand that the above figure is inclusive of VAT.
<b>VAT</b>	Applicable. We understand the property is liable for vat.
<b>EPC Rating</b>	Upon Enquiry

## Description

Ground floor commercial premises located on a prominent main road position in this sought after parade of shops. This is an ideal opportunity for a takeaway/delivery business being well placed for deliveries to Bury and surrounding areas and also having plenty of residential properties close by. The landlord is offering incentives including a rent free period.

This premises is located in a row of popular and established businesses next door to Dominos Pizza. Formerly trading as an takeaway, however this versatile property would suit a variety of different businesses, including but not limited to Takeaway, Nail bar, Tattoo Parlour or Bookmakers.

The property measures approximately 657 Sq Ft with the current layout configured to the previous tenants requirements of open plan seating with a 5.5m glazed shop front, kitchen area, storeroom and W.C facilities, but could easily be arranged to suit your business requirements. Free car parking to the rear.

The property is available for immediate occupation.

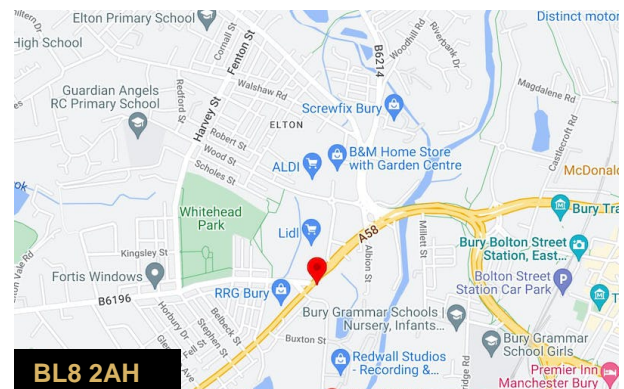
WALK THROUGH VIDEO TOUR AVAILABLE.

## Location

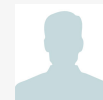
Located on Bolton Road only 1/2 mile from Bury Town and the exchange/ metro link station. Approximately 2 miles from Junction 2 M66 Manchester motorway network. Manchester City Centre is only 10 miles away and is the commercial, financial, educational and cultural capital of the north and is home to the UK's strongest economic centre outside London and the South East.

## VAT

We understand the property is liable for vat at the prevailing rate.



## Viewing & Further Information



**Stuart Pearson**

07956405651

stuart.pearson@pearsonferrier.co.uk



**Simon Harvey**

0161 764 4440

commercial@pearsonferrier.co.uk

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