



INCENTIVES AVAILABLE. 710 SQFT FIRST FLOOR COMMERCIAL PREMISES OPPOSITE BURY BOLTON STREET RAILWAY STATION WITH SEPARATE SIDE ENTRANCE.

1st Floor

18 Bolton Street, Bury, Manchester,
BL9 0LQ

Office, Retail, Showroom

TO LET

710 sq ft

(65.96 sq m)

- TOWN CENTRE LOCATION
- 710 SQFT COMMERCIAL PREMISES
- IDEAL FOR BEAUTY, RETAIL, SALON, THERAPY, OFFICE ETC
- WITHIN WALKING DISTANCE OF PUBLIC TRANSPORT
- PROMINENT MAIN ROAD POSITION
- SEPARATE SIDE ENTRANCE

Where your business belongs

1st Floor, 18 Bolton Street, Bury, Manchester, BL9 0LQ

Summary

Available Size	710 sq ft
Rent	£700 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 £12,000 or less..
VAT	Not applicable. We understand the property is not liable for vat.
EPC Rating	Upon Enquiry

Description

Prominent location in Bury town centre with two car parks and street parking on the doorstep. This is an ideal opportunity for someone looking for space for their business and would ideally suit a wide range of businesses including beauty, retail, travel agents, dentists, doctors etc.

The area is over 700 SQ FT and comprises a two large rooms, kitchen, W.C. and a spacious landing. There are plenty of windows in the building allowing plenty of natural light. Please note that the kitchen & W.C. are shared with the downstairs tenant.

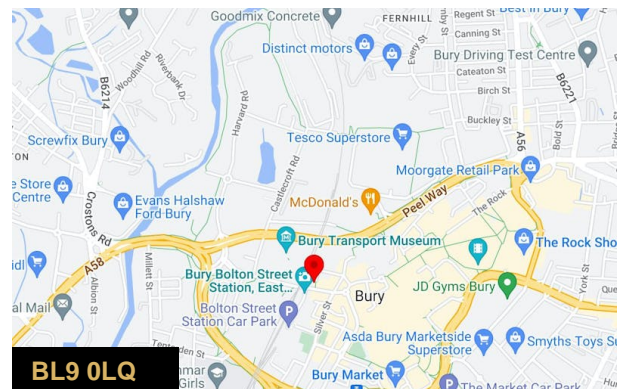
The property itself has its own separate side entrance and is currently used as an office space (Class E commercial use), but would suit a variety of businesses including but not limited to Retail, Office, Travel Agencies, Hairdressers/Barbers, Beauty, Internet Cafés, Restaurants, Cafés, Doctors, Clinics etc...

If you are looking for new business premises, or an affordable space for your first venture then please get in touch.

VIEWING IS BY APPOINTMENT ONLY

Location

Located On Bolton Street opposite the East Lancs Railway Station in the heart of Bury town centre On Approximately 1.5 mile from Junction 2 of the M66 and the Greater 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.



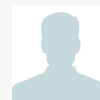
Viewing & Further Information



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