

Chesham Fold Road, Bury, BL9 6JZ Offers in the region of £250,000

Lifestyle Sales & Lettings are pleased to offer this modern 3,010 sq. ft commercial property situated in a popular location on Chesham Fold Road and within 5 minutes from Bury Town Centre and the M66 motorway network.

This commercial property is set over two floors including various individual offices, an open space for meetings/a large main office and a board room for them important meetings. It also includes two kitchen areas and a number of toilets.

The property comprises; Ground floor - entrance/hallway area, kitchen/canteen area, three offices/rooms, a W.C., a storeroom, and a small kitchen workspace stairwell, and First floor - a large open office, a separate office, hallway, two toilet rooms and storage.

The property has gas central heating, uPVC double glazing where specified, and comes with an alarm as well as shutters.

The property also has local bus links and offers parking onsite within gates. There is also alternative parking on the street outside the business.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment. **MUST VIEW!**

Office 1

50'6" x 28'6" (15.40 x 8.70)

Office 2

11'9" x 14'1" (3.60 x 4.30)

Office 3

12'9" x 21'7" (3.90 x 6.60)

Office 4

11'9" x 18'8" (3.60 x 5.70)

Office 5

11'1" x 18'8" (3.40 x 5.70)

Kitchen 1

12'9" x 18'0" (3.90 x 5.50)

Kitchen 2

8'10" x 4'7" (2.70 x 1.40)

Disclaimer

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Leasehold

To be confirmed by the Vendor's Solicitors

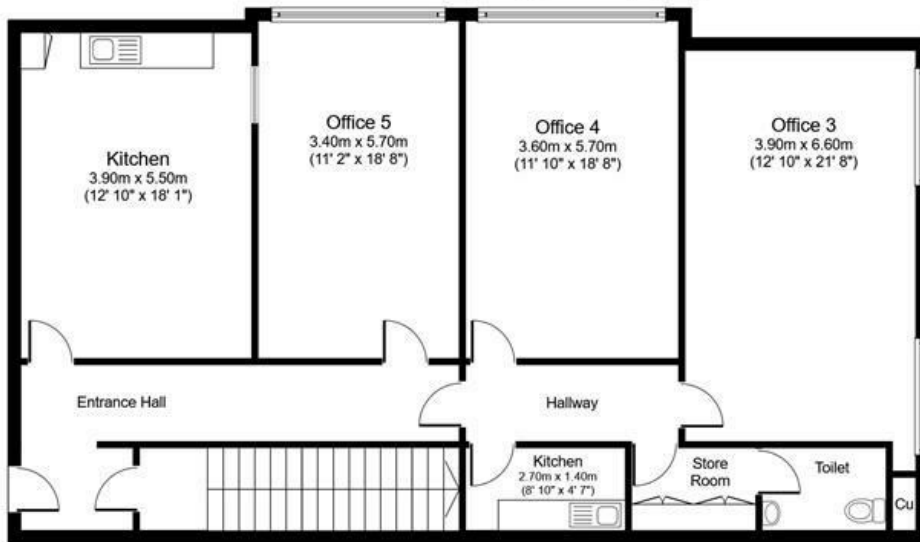
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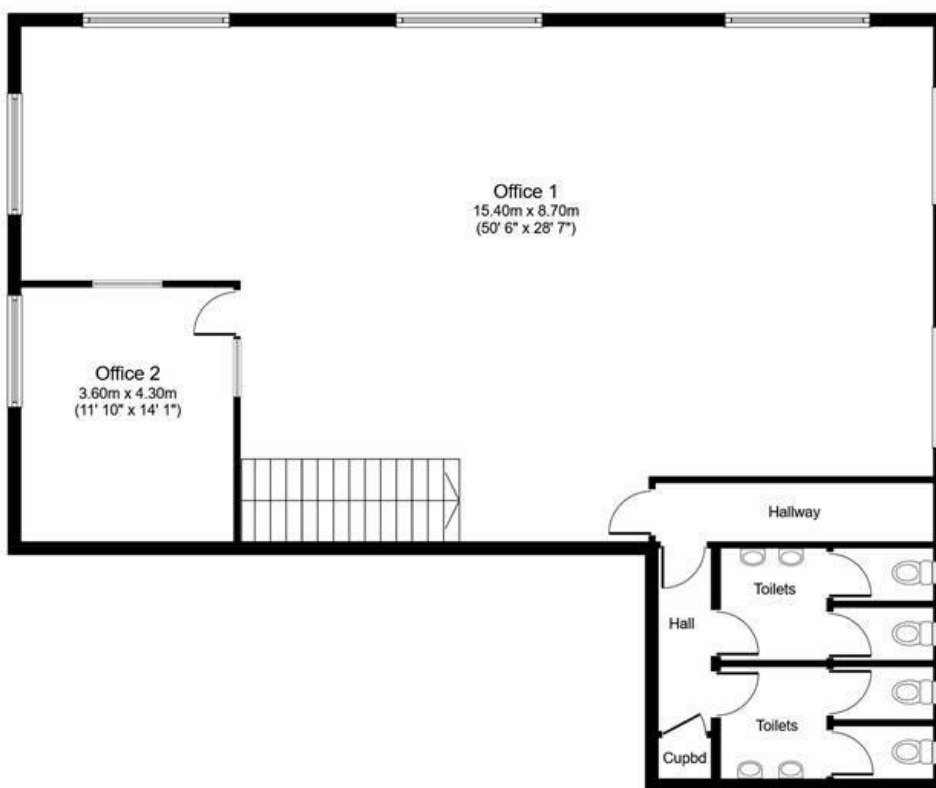
Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings

Total floor area 279.6 sq.m. (3,010 sq.ft.) approx



Ground Floor



First Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Head Office: 121 Whalley Road Ramsbottom, BL0 0DG

Telephone: 01706 823131 Email: info@lifestylesalesandlettings.co.uk Website: www.lifestylesalesandlettings.co.uk