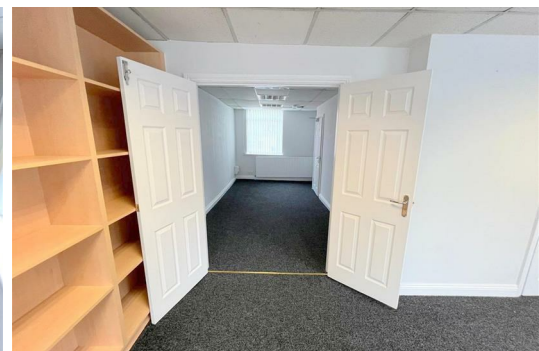




**18 Bolton Street, Bury
BL9 0LQ**

£750

Hyde Estates present this first floor office suite, situated in a brick built building fronting Bolton Street. The approx gross internal area is 61.7m² (664sqft).



The unit is accessed from Cooper Street via an alarmed and communal hall. The office suite features a suspended ceiling with inset lighting, carpets, blinds to windows and a large built in bookcase/ storage unit. There are double diving doors to allow for an open plan area and a separate office, both areas can be independently accessed. There is a generous shared kitchen and two WC's which serves both this suite and the ground floor office. The property is heated by gas central heating.

Location

Situated in Bury town center on an established parade of shops on Bolton Street off Jubilee Way. Just a short walk to The Rock and conveniently located to the Bury bus station, Metrolink and M66 motorway junction 2.

Rent

£9,000 per annum.

Service charge

Including all utilities and insurance £200PCM

Accommodation - first floor

Office 1 - 19'4 x 15'5 - 300.7

Office 2 - 16'6 x 8'4 - 139.44

Kitchen

WC x2

Total approx. 664sqft / 61.7sqm

Terms of lease

By negotiation

Available

Immediately

VAT

We understand the property is not liable for VAT.

Usage

Offices and premises

Business rates - may benefit from business rates relief.

The property is described as "Offices and premises" with a current rateable value of £5,600 per annum. This is the rateable value for the property. It is not what you pay in business rates or rent. The local council uses the rateable value to calculate the business rates bill. For further information please contact Bury Council's Business Rates Department on 0161 253 5000.

Legal costs

Each party to bear their own legal costs.

EPC - TBA

Viewings

Please contact Hyde Estate & Letting Agents 0161-773 4583



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(43-54) E			(43-54) E		
(31-42) F			(31-42) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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