



**READY FOR IMMEDIATE OCCUPATION. 931 SQFT COMMERCIAL  
GROUND FLOOR PREMISES PLUS CELLAR & OPTION FOR  
SECOND FLOOR OR MEZZANINE LEVEL.**

## **91 Bolton Road**

Bury, BL8 2AH

Retail

# **TO LET**

**931 sq ft**

(86.49 sq m)

- PROMINENT MAIN ROAD POSITION
- HIGHLY SOUGHT AFTER LOCATION
- 931 SQFT GROUND FLOOR PREMISES WITH POTENTIAL FOR UPPER FLOOR
- WALK THROUGH VIDEO AVAILABLE TO VIEW
- 5.5M SHOP FRONT
- FLEXIBLE TERMS AVAILABLE

# 91 Bolton Road, Bury, BL8 2AH

## Summary

|                       |   |
|-----------------------|---|
| <b>Available Size</b> | 931 sq ft   |
| <b>Rent</b>           | £8,500 per annum  |
| <b>Rates Payable</b>  | £4,990 per annum<br>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>Rateable Value</b> | £10,000   |
| <b>Service Charge</b> | N/A   |
| <b>VAT</b>            | Applicable. We understand the property is liable for VAT at the prevailing rate.  |
| <b>Estate Charge</b>  | N/A   |
| <b>EPC Rating</b>     | Upon Enquiry  |

## Description

commercial premise located on a prominent main road position in this sought after parade of shops. The property was previously a two storey (plus cellar) building, but the upper floor has been removed and replaced with a false ceiling. This could be removed and the upper floor could be re instated, or a mezzanine added, or just opened out to give extra height to the unit.

A well presented commercial premises located on a row of popular and established shops and businesses. The property is in walking distance of schools, shops, public transports and many more local amenities. Formerly trading as an accountants, however this versatile property would suit a variety of different uses, including but not limited to Office Space, Retail, Financial Service or a cafe without the need for change of commercial usage.

The property measures approximately 931 Sq Ft with current layout of open plan sales area, kitchenette and W.C facilities configured to the previous long term tenants requirements that could easily be arranged to suit a number of business and is ready for immediate occupation.

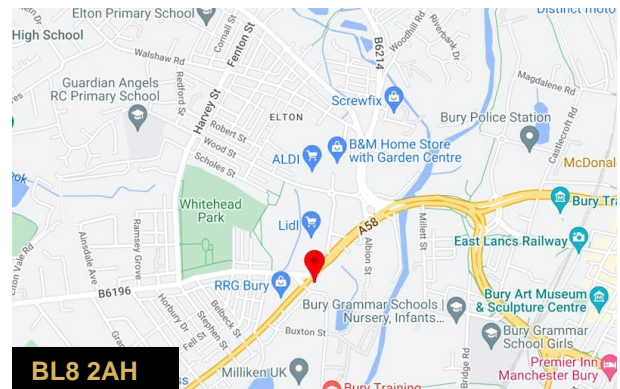
Free car parking to the rear.

Externally the property has a glazed shop front of approximately 18.37 ft (5.6m).

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.



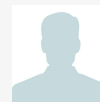
## Viewing & Further Information



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