



**MULTI ROOM OFFICE/SHOWROOM SPACE WITH CAR PARK TO THE REAR. WELL PLACED FOR BURY CENTRE AND MOTORWAY LINKS. SEE VIDEO FOR FULL DETAILS.**

## Badger Street

Bury, BL9 6AD

Office

# TO LET

1,150 sq ft

(106.84 sq m)

- APPROX. 1,150 SQ FT
- 4 OFFICE ROOMS, RECEPTION AREA & W.C.
- IDEAL FOR OFFICE/SHOWROOM/BEAUTY OR SIMILAR
- CAR PARK TO THE REAR

# Badger Street, Bury, BL9 6AD

## Summary

<b>Available Size</b>	1,150 sq ft
<b>Rent</b>	£1,000.00 per month
<b>Rates Payable</b>	£2.58 per sq ft For small business payable may be zero.
<b>Rateable Value</b>	£5,800
<b>Service Charge</b>	Tenant to pay insurance.
<b>VAT</b>	Applicable
<b>EPC Rating</b>	Upon enquiry

## Description

An ideal space for your expanding business located on a busy road with good external advertising space. The building has a car park to the rear which is shared with the building next door. The building has approx. 1,150 sq ft of space comprising a reception area, break out room, large open plan kitchen/office area, two further offices and two W.C.'s. The space would suit a variety of businesses including those looking for office space, a multi treatment beauty salon, a showroom with offices, educational needs or similar.

Please see the video for layout details, the rooms are:

Reception Room 3m x 3m (approx. with diagonal walls)

Break Out Room 2.98m x 1.75m

Open Plan Office/Kitchen 5.43m x 3.5m

Inner Hallway

Office 4.54m x 3.26m

Office 4.8m x 3.23m

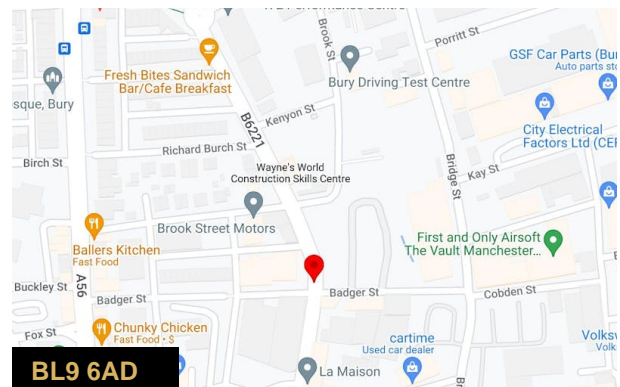
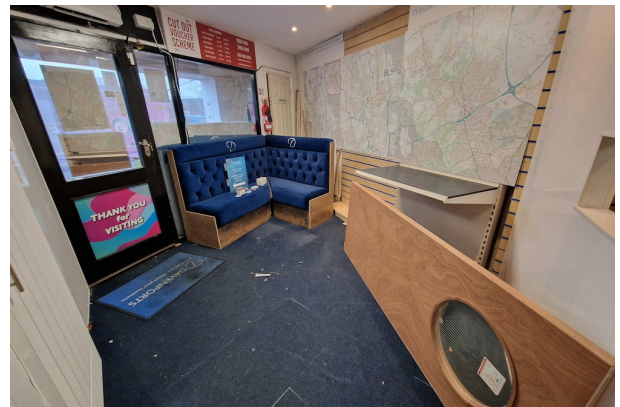
Inner Hallway

W.C.

W.C.

The building has gas central heating. The tenant is responsible for their own utility bills and will also be billed the business insurance monthly. There is also a Verisure alarm system which the tenant can use and will be responsible for the subscription.

The building is located on Badger Street at the junction with Brook Street which has a good traffic flow. There is good advertising space externally.



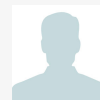
## Viewing & Further Information



**Simon Harvey**

0161 764 4440

commercial@pearsonferrier.co.uk



**Stuart Pearson**

07956405651

stuart.pearson@pearsonferrier.co.uk

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