



970 SQFT COMMERCIAL GROUND FLOOR PREMISES READY FOR IMMEDIATE OCCUPATION. BURY TOWN CENTRE. WALK THROUGH VIDEO AVAILABLE TO VIEW.

103 The Rock

Bury, BL9 0NB

High Street Retail

TO LET

970 sq ft

(90.12 sq m)

- Located on The Rock
- Highly Sought After Location
- High Levels Of Footfall
- 970 SQFT Ground Floor
- Available For Immediate Occupation
- Walk Through Video Available

103 The Rock, Bury, BL9 0NB

Summary

Available Size	970 sq ft
Rent	£19,500 per annum
Rates Payable	£7,609.75 per annum 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..
Rateable Value	£15,250
Service Charge	N/A
VAT	Applicable. We understand the property is liable for VAT at the prevailing rate.
EPC Rating	C (58)

Description

Pearson Ferrier Commercial (Voted Number 1 Commercial Agent In Greater Manchester For Disposals 2021) are delighted to bring to market this 970 sqft commercial premises in the highly prominent and sought after location, on THE ROCK in Bury town centre.

AVAILABLE FOR IMMEDIATE OCCUPATION!!!

Set In one of the busiest shopping areas in Bury town centre and just a few minutes walk from the towns exchange station, as well as the Millgate Shopping Centre with an abundance of restaurants, wine bars and other established brand names.

The property would suit a variety of businesses including but not limited to Retail, Travel Agencies, Sandwich Bars, Hairdressers/Barbers, Domestic Hire Shops, Dry Cleaners, Internet Cafés, Restaurants, Cafés, Clinics and Health Centres, Acupuncture Clinics or office to name but a few.

This ground floor premises has a 4.15m glazed shop front facing directly onto The Rock with high levels of footfall.

The main floor area is currently configured to the previous tenants requirements of two main areas separated by a dividing partition wall which could be removed to create a large open plan trading floor.

To the rear of the premises you will find a large kitchen/staff rest room and male & female W.C facilities.

The property also benefits from gas central heating, alarm, secure roller shutter with a large pay as you go car park area located behind the property.

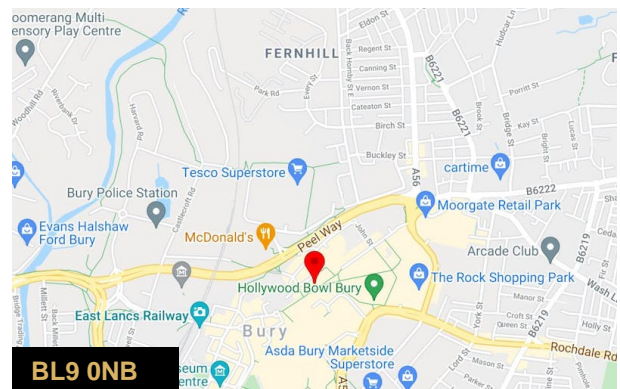
WALK THROUGH VIDEO AVAILABLE TO VIEW. VIEWINGS BY APPOINTMENT ONLY.

Location

Located in the heart of Bury own centre on The Rock. 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.

VAT

Pearson Ferrier will not be held responsible for any inaccuracies or information provided by the vendor for the preparation of these sales particulars. All statements contained in these particulars as to this property are made without responsibility on the part of Pearson Ferrier. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers shall satisfy themselves by inspection or otherwise as to their correctness.
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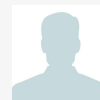
Viewing & Further Information



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