



**LOOKING FOR A COMMERCIAL PREMISES. LOCATED ON THE
ROCK IN THE HEART OF BURY TOWN CENTRE. 890 SQFT
GROUND AND LOWER GROUND FLOOR.**

173 The Rock

Bury, BL9 0NE

Office, High Street Retail

TO LET

890 sq ft

(82.68 sq m)

- Walk Through Video Available
- Sought After Location Near Marks and Spencer.
- High Footfall
- Dual Aspect Corner Plot
- 890 Sqft
- Kitchen

173 The Rock, Bury, BL9 ONE

Summary

| | |
|-----------------------|--|
| Available Size | 890 sq ft |
| Rent | £1,200 per month |
| Rates Payable | £5,239.50 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 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 | £10,500 |
| Service Charge | £1,000 per annum Including Buildings Insurance, External Repair To The Building (Excluding Windows) |
| VAT | Not applicable |
| EPC Rating | D (76) |

Description

Pearson Ferrier are delighted to present to the market this RENOVATED 890 SQFT PREMISES located in one of the most sought after locations in the heart of Bury's busiest shopping area.

WALK THROUGH VIDEO TOUR AVAILABLE TO VIEW.

The property is NOT TO BE MISSED and ready for immediate occupation and consists of a 640 sqft ground floor commercial space located on a corner plot with dual aspect facing directly into Centre of the Rock. The kitchen, w.c and boiler can also be located on this floor.

To the lower ground floor accessed by staircase measures 250 Sqft and consists of two rooms with head height of approximately 6 ft.

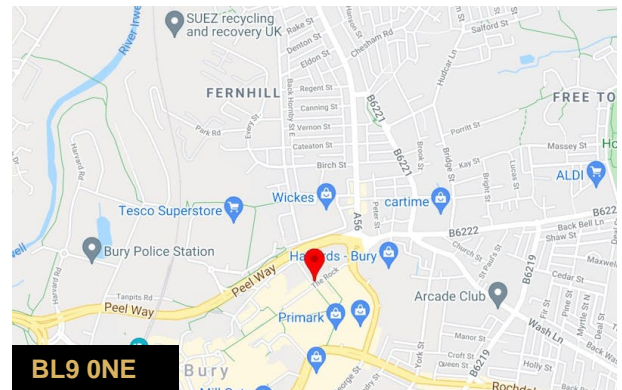
Viewings by appointment only.

Location

Located on The Rock in Bury town centre. Approximately 1 mile from Junction 2 of the M66 and the Greater Manchester motoway 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

We understand the property is not liable for VAT.



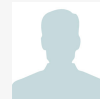
Viewing & Further Information



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