



# Independent Estate Agents Cardwells

www.cardwells.co.uk

BELL LANE, BURY, GREATER MANCHESTER BL9 6BA



- Fully Refurbished
- Private Car Park To Side
- Prominent Main Road Position
- A Short Walk To Bury Town Centre
- Available Immediately
- Suited For A Variety Of Businesses
- Internal Inspection Advised
- Close To Fairfield Hospital



£2,500PCM

## BOLTON

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: bolton@cardwells.co.uk

## BURY

14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: bury@cardwells.co.uk

## LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



Cardwells estate agents are delighted to bring to market this immaculately refurbished and presented commercial property to let. Situated on a prominent main road position and just a stones throw away from Bury Town Centre, local amenities and transport links. This building offers huge potential for a number of businesses and is ready for immediate occupation. To the ground floor this property has a large reception area/hall, with access via the front and side, two rooms, a kitchen and a downstairs wc. To the first floor there are a further three rooms and a wc. Externally this property has a private car park for numerous cars which is accessible via the rear of Bell lane. 136 square metres. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Reception/Hall** 17' 4" x 11' 1" (5.28m x 3.38m)

**Ground Floor Room** 9' 10" x 8' 10" (2.99m x 2.69m)

**Ground Floor Room** 13' 9" x 13' 5" (4.19m x 4.09m)

**Kitchen** 12' 1" x 5' 6" (3.68m x 1.68m)

**Downstairs WC** 7' 10" x 5' 10" (2.39m x 1.78m)

**First Floor Room** 25' 11" x 13' 9" (7.89m x 4.19m)

**First Floor Room** 14' 1" x 13' 5" (4.29m x 4.09m)

**First Floor WC** 9' 2" x 4' 3" (2.79m x 1.29m)

**Externally** Car park for numerous cars.

**Price** £2500 PCM

**Lease Terms** The lease term & conditions is negotiable on application.

**Credit Check Fee** If a credit check is required there will be a charge to the tenants of £360 including VAT (£300 plus VAT)

