

GROUND FLOOR HOT FOOD TAKEAWY



**89B BOLTON ROAD, BURY,
BL8 2AH**

663 SQ FT

HOT FOOD TAKEAWAY WITH PARKING
SUITABLE FOR ALTERNATIVE USES



LOCATION

The property is situated in Bury, facing the junction of Bolton Road and Ainsworth Road and within close proximity to the heart of Bury Town Centre. The immediate area is home to a variety of independent businesses as well as national occupiers including Kia Motors, Dominos and Lidl amongst others. The property is a short walk from regular tram services into Manchester and Altrincham with regular bus services into Rochdale and Manchester Centers available from Bolton Road.

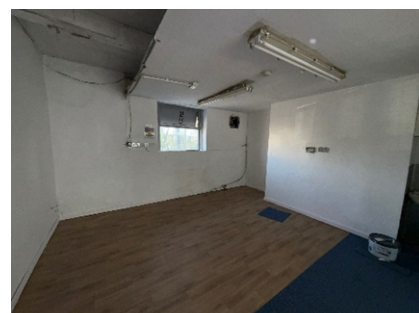
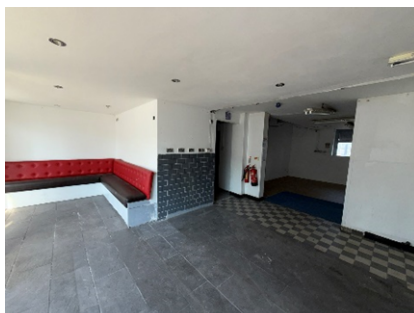
DESCRIPTION

The subject property comprises of a ground floor Hot Food Takeaway unit, within a multi-let commercial building and benefits with private parking to the rear of the property. The unit is currently vacant and available immediately. With a prominent shop front facing onto Bolton Road (A58) the property is considered suitable for a variety of uses, subject to obtaining any relevant consents, however can be used as a Hot Food Takeaway immediately without any further approvals. Internally, the property is of a good specification and condition and includes a customer facing area, suspended ceiling and storage area.

ACCOMMODATION

Approximate Net Internal Area

	SQ FT	SQ M
Ground Floor	663	61.63



SERVICES

We understand that all mains services are available but interested parties should confirm with the relevant utility companies.

ASSESSMENTS

2023 Ratable Value – **£11,000**

EPC – Available upon request.

TERMS

Flexible terms available. A new effective FRI lease with periodic rent reviews is proposed. Headlease Service Charges payable by the incoming Tenant. These cover maintenance of the external structure of the roof.

RENTAL

£12,500 per annum exclusive
(Subject to Contract)

We understand VAT is payable on all sums in the Lease

LEGAL COSTS

The ingoing tenant responsible for the Landlords reasonable legal costs incurred in the preparation of the lease and counterpart lease.

VIEWINGS

Strictly by arrangement with the sole agents: Angus Dean: E: Angus@kershaw.co.uk
Serim Sokun: E: Serim@kershaw.co.uk
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