

TO LET

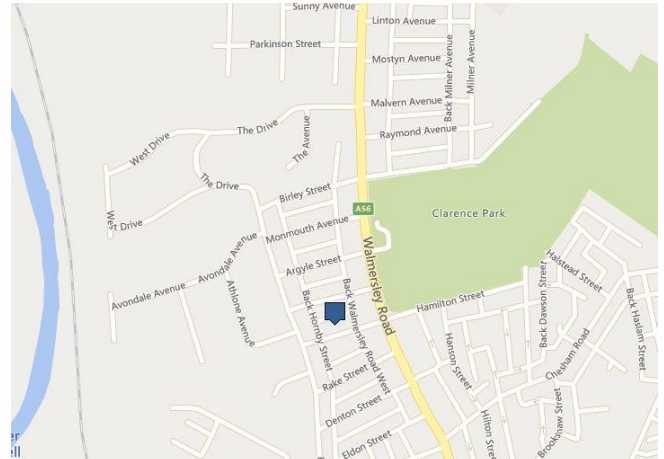


1 Porter Street, Bury, Lancashire, BL9 5DZ

**Ground Floor Retail Premises
with Ancillary Basement
1,625 Sq Ft (150.96 Sq M)**

- Situated in a busy Residential Area
- Recently Refurbished
- Close Proximity to Bury Town Centre





Location

The Property is located within the residential area of Fernhill, approximately half a mile north of Bury Town Centre. 1 Porter Street is situated on the intersection of Back Walmersley Road West and Porter Street, leading directly onto Walmersley Road (A56). The Property benefits from its close proximity to Junction 2 of the M66 Motorway.

Description

The Property forms part of a small retail parade with residential flats situated on the first floor. 1 Porter Street comprises an end terrace, ground floor retail unit with basement ancillary. The Property is of a traditional brick construction, incorporating UPVC windows and set beneath a slate pitch roof.

Internally the Property benefits from an open-plan retail area with two ancillary areas to the rear, incorporating WC facilities. There is a shared yard area to the rear of the Property accessed via a personnel door. Main access to the Property is off Porter Street via a UPVC door behind a secure roller shutter. Internal specifications include strip lighting, painted plastered walls and a solid concrete floor.

Mains services include Three Phase Electric, Water and Drainage.

Accommodation

Measured in accordance with RICS Property Measurement (2nd Edition) to provide the following approximate Net Internal Area:

Ground Floor 1,625 sq ft / 150.96 sq m.

VAT

VAT is not applicable on this property.

Business Rates

2017 Rateable Value - £7,700

Rates Payable - £3,842.30*

*Qualifies for Small Business Rates Relief, subject to this being your only commercial property.

EPC

A copy of the EPC is available on request.

Asking Rent

The unit is available on terms to be agreed at a rental of £10,700 per annum.

Property Insurance

£1,141.30 per annum. (Reviewed annually)

Service Charge

£433.82 per annum. (Reviewed annually).

Legal Costs

A contribution towards the Landlord's legal fees applies. This is fixed at £300.

Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

Roger Hannah

Agent: Robyn Egan

T: 0161 817 3399 Opt 1)

E: robynegan@roger-hannah.co.uk

Date of Preparation

03 November 2020