

UNIT 1, PILSWORTH INDUSTRIAL ESTATE, PILSWORTH ROAD, BURY, BL9 8RE



1,000 Sq Ft (92.90 Sq M)

- **PROMINENT TRADING ESTATE**
- **CLOSE TO JUNCTION 3 OF THE M66**
- **IDEAL STARTER UNIT AT ECONOMICAL RENT**



LOCATION

The premises are situated on the popular Pilsworth Road Industrial Estate, off Pilsworth Way. It is within a traditional industrial area and benefits from excellent access to the local 'A' roads and is within half mile of Junction 3 of the M66 motorway.

DESCRIPTION

The unit is single-storey, of concrete block and steel construction, set beneath an asbestos cement roof. The unit has toilet facilities, a manual roller shutter door and would be suitable for production, storage or light assembly.

Use for vehicle repairs is NOT permitted.

ACCOMMODATION

	Sq. Ft.	Sq. M
Total Area	1,000	92.90

(Measurements to be confirmed)

SERVICES

All mains services are available to site, but may vary from unit to unit. Prospective tenants should make their own enquiries with regard to the capacity of the supply. None of the services have been tested.

RENTAL

£10,000 Per Annum plus VAT.

SERVICE CHARGE

A maintenance rent is levied to cover the maintenance of common areas. This is currently £1.75 per sq. ft., per annum, plus VAT.

INSURANCE

£0.75 per sq. ft., per annum.

LEASE TERMS

The premises are available on a flexible full repairing and insuring lease for a term of three years. A rental deposit equivalent to three months will be required and held for the duration of the term.



LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

The unit is described as "Workshop and Premises" and has the following rateable value: Unit 1 - £7,900, this is below the threshold of small business rate relief, however it is the prospective tenants responsibility to ensure that this rate relief applies to themselves. For further information call Bury Council 0161 253 5000.

VAT

Rents and prices where quoted, are exclusive of, but WILL be liable to VAT at the prevailing rate.

VIEWING

By appointment with the sole Agent, NOLAN REDSHAW.

Contact: Jonathan Pickles

Tel: 0161 763 0825

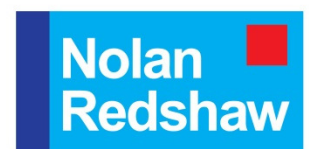
Email: jonathan@nolanredshaw.co.uk

ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



 **0161 763 0828**



Energy performance certificate (EPC)

Unit 1 Pilsworth Industrial Estate Pilsworth Way BURY BL9 8RE	Energy rating	Valid until: 14 September 2031
	E	Certificate number: 3134-9728-1596-1334-9626

Property type **B1 Offices and Workshop businesses**

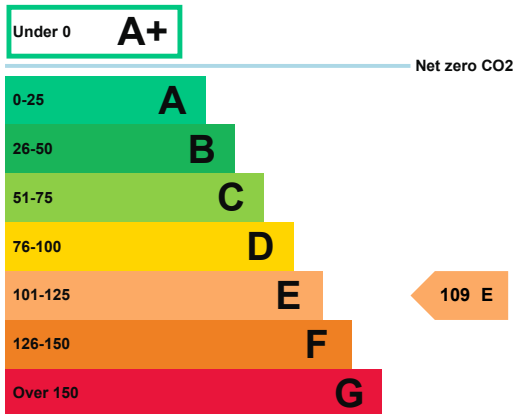
Total floor area **95 square metres**

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

21 A

If typical of the existing stock

63 C

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Property

1, Pilsworth Way, Bury, Lancs, BL9 8RE

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Valuation

Current rateable value (1 April 2023 to present)

£7,900

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate your business rates bill](#)

Valuations for this property

Valuations Help with Valuations	Effective date Help with Effective date	Rateable value
CURRENT 1 April 2023 to present	1 April 2023	£7,900
PREVIOUS 1 April 2017 to 31 March 2023	1 April 2017	£6,300

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