





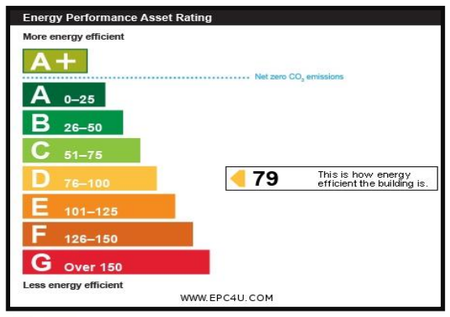












Independent Estate Agents Est. 1982 Cardwells

www.cardwells.co.uk

PARKHILLS ROAD, BURY, BL9 9AU



- Eight Office Rooms
- Kitchen
- Potential for a HMO (STP)
- Close to Bury Town Centre
- Cellar Room
- Attic Room
- Ideal Investment Opportunity
- Early Viewing Advised







O/O £260,000

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 in Bury are delighted to bring to market this sizeable and versatile commercial property, offering extensive accommodation arranged over four floors in a prominent location close to Bury Town Centre. With eight office rooms, kitchen facilities, two WCs and additional attic and cellar accommodation, the property presents an excellent opportunity for businesses seeking premises with the flexibility to accommodate a range of working arrangements, subject to any necessary consents. The property also offers potential for conversion to residential accommodation or a House in Multiple Occupation (HMO), subject to obtaining the necessary planning permissions and regulatory approvals. Conveniently positioned close to the town centre, the property benefits from an array of nearby shops, services and local amenities, together with superb transport links. This accessible location will appeal to businesses looking to establish or expand their presence in Bury, providing a convenient setting for staff, visiting clients and customers alike. The ground-floor accommodation comprises an entrance vestibule, hallway and four individual office rooms. This arrangement offers flexibility for businesses requiring separate working areas, with the potential to organise the rooms as private offices, meeting rooms or administrative spaces according to their needs. A kitchen and WC complete the ground floor, providing practical facilities for day-to-day occupation. To the first floor are four further office rooms and an additional WC, allowing a business to distribute its operations across the two principal floors. The number of separate rooms may be particularly appealing to occupiers wishing to accommodate different teams or maintain a distinction between client-facing areas and internal office functions. Complementing the main accommodation are an attic room and a cellar room, adding further versatility to the overall space. These areas offer potential for ancillary use, subject to their suitability for an occupier's requirements and any relevant permissions. Externally, the property is paved to the front, with an enclosed paved yard to the rear providing additional outside space. Offering a substantial number of rooms, a flexible internal arrangement and a convenient position close to Bury Town Centre, this property deserves consideration from businesses seeking commercial premises with scope to adapt to their operational needs. Internal viewing is highly recommended to fully appreciate the extent and layout of the accommodation. To arrange an accompanied viewing or request further information, please contact Cardwells Estate Agents in Bury on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule Door to hallway.

Hallway Stairs to first floor. Radiator. Ceiling light point.

Inner Hallway Ceiling light point. Stairs to cellar. Door to rear yard.

Ground Floor Room 1 16' 1" x 10' 4" (4.9m x 3.15m) UPVC double glazed bay window. Radiator. Two ceiling light points.

Ground Floor Room 2 14' 0" x 8' 2" (4.27m x 2.5m) UPVC double glazed window. Radiator. Ceiling light point.

Ground Floor Room 3 10' 6" x 6' 11" (3.2m x 2.1m) UPVC double glazed window. Radiator. Ceiling light point.

Ground Floor Room 4 9' 2" x 4' 11" (2.8m x 1.5m) Radiator. Two ceiling light points.

Kitchen 8' 10" x 7' 2" (2.7m x 2.19m) UPVC double glazed window. Wall and base units with stainless steel sink and drainer. Radiator. Ceiling light point.

Downstairs WC 6' 7" x 4' 11" (2.0m x 1.5m) Low flush wc. Wall hung wash hand basin. Radiator. Ceiling light point.

Cellar 15' 5" x 12' 2" (4.7m x 3.7m) UPVC double glazed window. Four ceiling light points.

Landing Stairs to attic. Two ceiling light points.

First Floor Room 1 16' 5" x 10' 9" (5.0m x 3.27m) UPVC double glazed window. Radiator. Three ceiling light points.

First Floor Room 2 8' 6" x 12' 2" (2.59m x 3.72m) UPVC double glazed window. Radiator. Ceiling light point.

First Floor Room 3 8' 10" x 8' 2" (2.7m x 2.50m) UPVC double glazed window. Radiator. Ceiling light point.

First Floor Room 4 8' 6" x 7' 3" (2.6m x 2.20m) UPVC double glazed window. Radiator. Ceiling light point.

WC UPVC double glazed window. Low flush wc. Pedestal wash hand basin. Radiator. Ceiling light point.

Attic Room 15' 5" x 15' 3" (4.71m x 4.66m) Two Velux windows, radiator. Two ceiling light points.

Externally Paved to the front with an enclosed rear paved yard.

Viewings 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

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 999 year term which started on 11th November 1879 meaning that there are 851 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax This property is subject to business rates as the property is a commercial property.

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that the family home is in a position which is regarded as having "Very low" risk of flooding.

Thinking Of Selling Thinking of selling? If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate ltd"









Cardwells Est. 1982