



**TOWN CENTRE LOCATION. 1097 SQFT. GROUND FLOOR COMMERCIAL PREMISES. 5M GLAZED SHOP FRONT. OPPOSITE BURY BOLTON STREET RAILWAY STATION.**

## **18 Bolton Street**

Bury, BL9 0LQ

High Street Retail

# **TO LET**

**1,097 sq ft**

(101.91 sq m)

- 1097 SQFT COMMERCIAL PREMISES
- GROUND FLOOR
- TOWN CENTRE LOCATION
- 5M GLAZED SHOP FRONT
- SHOWROOM
- WALK THROUGH VIDEO AVAILABLE TO VIEW

# 18 Bolton Street, Bury, BL9 0LQ

## Summary

<b>Available Size</b>	1,097 sq ft
<b>Rent</b>	£1,500 per month
<b>Rates Payable</b>	£436.63 per annum Small business rate relief. You can obtain small business rate relief if: your property's rateable value is less than £15,000 and your business only uses one property - you may still be able to get relief if you use more. Contact your local council to apply for small business rate relief. You will not pay business rates on a property with a rateable value of £12,000 or less..
<b>Rateable Value</b>	£10,500
<b>VAT</b>	Not applicable. We understand the property is not liable for vat.
<b>EPC Rating</b>	Upon Enquiry

## Description

Currently configured to the current tenants requirements of a large open showroom area with recently fitted, dual aspect, wrap around glazed shop front, and 5m glazed shop front facing directly onto Bolton Street which gives this area a abundance of natural light. A second commercial trading space accessed by glazed sliding doors. This area benefit's from having a fully tiled floor throughout, suspended ceiling tiles with lower energy lighting and gas central heating. A third room that can be utilized for a office/storeroom/ training room and to the rear of the premises you have the final room of the ground floor currently used as a second showroom with rear exit. Shared kitchen and wc facilities can be found on the upper floor of the building.

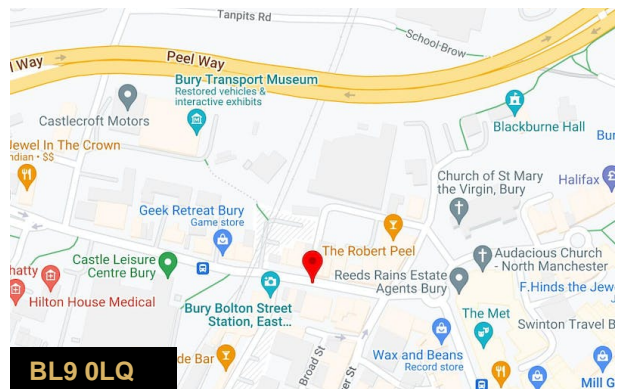
The property is currently been used as a retail showroom (Class e commercial use), but would suit a variety of businesses including but not limited to Retail, office, Travel Agencies, Sandwich Bars, Hairdressers/Barbers, beauty, Domestic Hire Shops, Dry Cleaners, Internet Cafés, Restaurants, Cafés, Doctors, Clinics and Health Centres, Acupuncture Clinics.

The first floor space is also available for an extra £500pcm.

VIEWING IS BY APPOINTMENT ONLY, WALK THROUGH VIDEO AVAILABLE TO VIEW.

## Location

Located On Bolton Street opposite the East Lancs Railway Station in the heart of Bury town centre On Approximately 1.5 mile from Junction 2 of the M66 and the Greater Manchester motorway network. Manchester City Centre is only 10 miles away and is the commercial, financial, educational and cultural capital of the north and is home to the UK's strongest economic centre outside London and the South East.



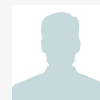
## Viewing & Further Information



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