



**Large Detached Commercial Unit with its own Secure Carpark.
Planning Permission to Extend to the Side.**

Bolholt Industrial Park

Walshaw Road, Bury, BL8 1PL

Industrial, Industrial / Storage,
Light Industrial, Trade Counter /
Showroom, Warehouse,
Workshops

FOR SALE

2,150 sq ft

(199.74 sq m)

- Detached Unit
- Secure Car Park
- Three Phase Electric Supply
- Planning to Extend
- Gas Supply

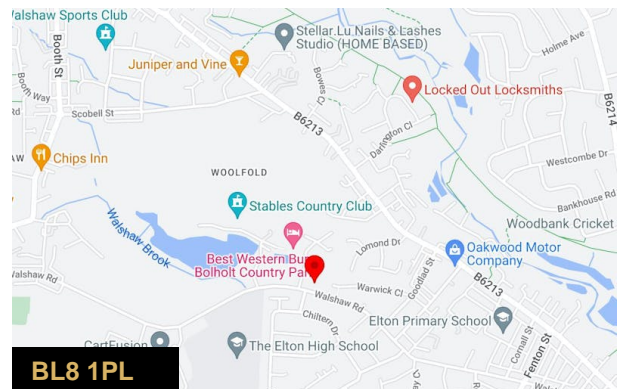
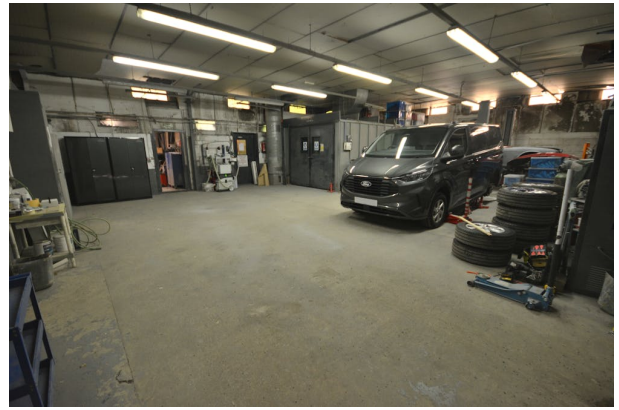
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Summary

| | |
|----------------|---------------------------------|
| Available Size | 2,150 sq ft |
| Price | Offers in excess of £460,000.00 |
| Rates Payable | £5,613.75 per annum |
| Rateable Value | £11,250 |
| Service Charge | £75 per annum |
| EPC Rating | Upon enquiry |

Description

This detached unit is over 2000 Sq Ft and comes with its own secure car park, located just off Walshaw Rd it is currently used a body work repair unit but would suit a number of potential uses. The layout comprises a reception area, office and customer toilet. The large workshop has two roller doors, which are 3.0m high, a large spraying room and a low bake oven. Just off the main workshop is a paint mixing room and large store room. There is also a good size staff room/canteen with a W.C. Planning permission was granted for an extension to the side and rear, the vendors have informed us that it is still valid. The plans and documents can be viewed on the Bury planning portal with the reference 57669.



Viewing & Further Information



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