



To Let - Ground Floor Commercial Premises with on site parking

84 Rochdale Road, Bury, North West, BL9 7AY

762 ft² (70.79 m²)

- Highly Prominent Position at the Junction of Rochdale Road
- Close to Bury Town Centre
- On site Parking
- Potential to extend the ground floor area
- Incentives available subject to terms agreed.

Description

The opportunity to lease a prominent, ground floor retail space, with a large car park to the side of the property. The property is situated on a very prominent corner position at the Junction of Rochdale Road and Lord Street.

The space has recently been refurbished to provide an open plan retail space in a shell condition ready for occupiers fit out. There is a W.C. to the rear along with a small storage area.

Location

The subject property is situated on a prominent junction along Rochdale Road (A58), which is one of the principal roads serving Bury town centre from Junction 2 of the M66 motorway. The surrounding area comprises a range of local amenity retailers, including other takeaways, newsagents, estate agents, bakers and butchers, and is also surrounded by a mix of residential accommodation a close distance to the subject property.

Accommodation

The property has been measured in accordance with the RICS code of measuring practice on a Net Internal Area basis (NIA) and provides 762 sq ft of accommodation

Rent and Lease Terms

£14,000 Per annum

Payable monthly in advance and exclusive of all other outgoings.

The lease will be held on full repairing and insuring terms with a minimum term of three years.

Planning Use

Use Class E. Alternative uses may be considered on their merits subject to the necessary planning consents.

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value £9,900

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

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