



LIGHT INDUSTRIAL/WORKSHOP WITH YARD **84.46 SQ M (909 SQ FT)**

FOR SALE

UNIT 1
ALBION STREET
BURY
BL8 2AD

- ◆ Single storey light industrial/workshop unit
- ◆ Front enclosed yard
- ◆ Located within a well established industrial area
- ◆ Small office and WC
- ◆ 100% Business Rates Relief for qualifying occupiers



LOCATION

The subject property itself fronts direct onto the eastern side of Albion Street, within a well established industrial area, on the western fringes of Bury town centre. Albion Street runs in a general north to south direction, linking with the A58 Bolton Road, to the north, one of the main arterial routes in Bury town centre, from the west.

DESCRIPTION

The subject property comprises of a single storey light industrial/workshop unit, of traditional portal frame construction, benefitting from its own self-contained and fully enclosed yard. The tarmac surfaced service yard area is bound by other industrial premises, to both left hand and right hand elevations, whilst access to the site is taken by a pair of swing action palisade gates, direct from Albion Street itself.

The accommodation is constructed in two separate and distinctive elements. There is a front section, set beneath a relatively modern dual pitched roof covering, whilst to the rear, there is an additional single storey element, set beneath a mono-pitched roof covering, which directly abuts and links into the rear of the front section. This rear element would appear to have been a later addition to the property.

ACCOMMODATION

In accordance with the RICS Property Measurement (1st Edition), we have calculated the following approximate Gross Internal Areas:

Ground floor 84.46 sq m (909 sq ft)

TENURE

Assumed Freehold.

SALE PRICE

£119,995

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

RATES

Rateable Value: £2,375 (2017 Rating List)

The Standard Uniform Business Rate for the 2018/2019 Financial Year is 0.493 pence in the £, or £0.480 pence in the £ for qualifying small businesses.

Qualifying Small Businesses will however benefit from 100% rates relief. Interested parties are advised to verify this information direct with the local rating authority.

SERVICES

The mains services connected to the property to include water, electricity supply and mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

EPC

An EPC has been commissioned and a full copy of the Report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with sole agents, LAMB & SWIFT COMMERCIAL.

Contact: Daniel Westwell or Andrew Kerr

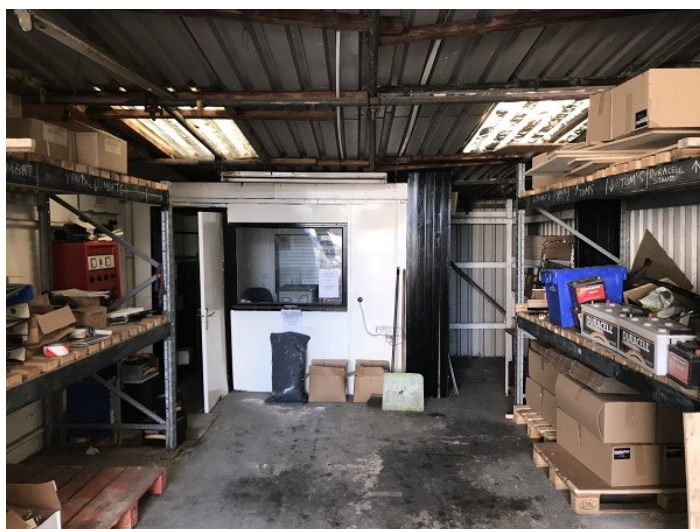
Telephone: 01204 522 275

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Website: www.lambandswift.com

Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.



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