

8-10 & 12 TITHEBARN STREET, BURY, LANCS, BL9 0JR



Town Centre Offices and Retail Premises

951 – 3,051 Sq Ft (88.6 – 283.44 Sq M)

- **TOWN CENTRE PREMISES SUITABLE FOR A VARIETY OF USES**
- **REQUIRES REFURBISHMENT**



LOCATION

The premises are situated on the corner of Tithebarn Street and Back Rock, just off the Rock area of Bury. This area is accessed via Parsons Lane, which in turn leads to John Street/The Rock and thereafter to Derby Way and Peel Way. Derby Way leads on to Rochdale Road, which is the A58 and provides access to the M66 Motorway at Junction 2. Bury Town Centre has the Millgate and The Rock Shopping Centres within close vicinity and substantial parking facilities.

DESCRIPTION

The property comprises of two adjacent premises of traditional brick construction with mostly timber casement windows beneath a blue slate roof. There is a small garden area and two separate front doors. The internal layout provides for part retail and part office and storage uses. The property is in need of refurbishment and this will be reflected in the proposed transaction.

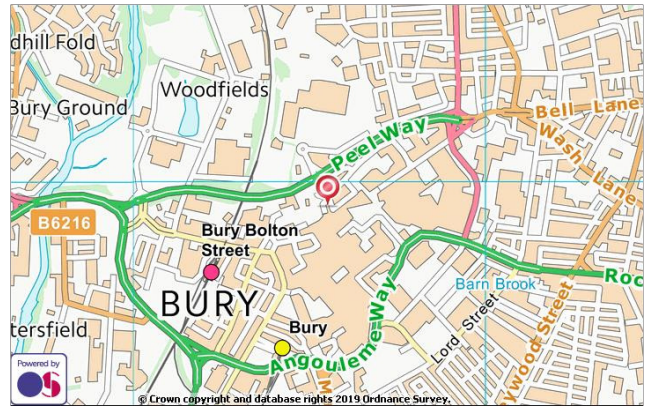
ACCOMMODATION

	Sq. ft	Sq. m
8-10 Tithebarn Street		
Retail	210	19.6
Office, Kitchen, W.C	335	31.2
First Floor Office	406	37.8
Total	951	88.6
12 Tithebarn Street		
Ground Floor Office	766	71.2
First Floor Office	737	68.5
Toilets and Storage	237	221
Basement	360	33.5
Total	2,100	195.3

(Measurements to be confirmed)

RENTAL

Offers in the region of £20,000 per annum.



LEASE TERMS

Lease is available on the whole or possibly each individual unit for a term to be negotiated.

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

8-10 Tithebarn Street - The rateable value is £6,200.00

12 Tithebarn Street - £11,000

VAT

We believe the rental is not subject to VAT.

EPC

An Energy Performance Certificate has been prepared, and can be made available on request.

VIEWING

Strictly by appointment with the agents:

NOLAN REDSHAW

Contact: Paul Nolan

Email: paul@nolanredshaw.co.uk

TEL: 0161 763 0822



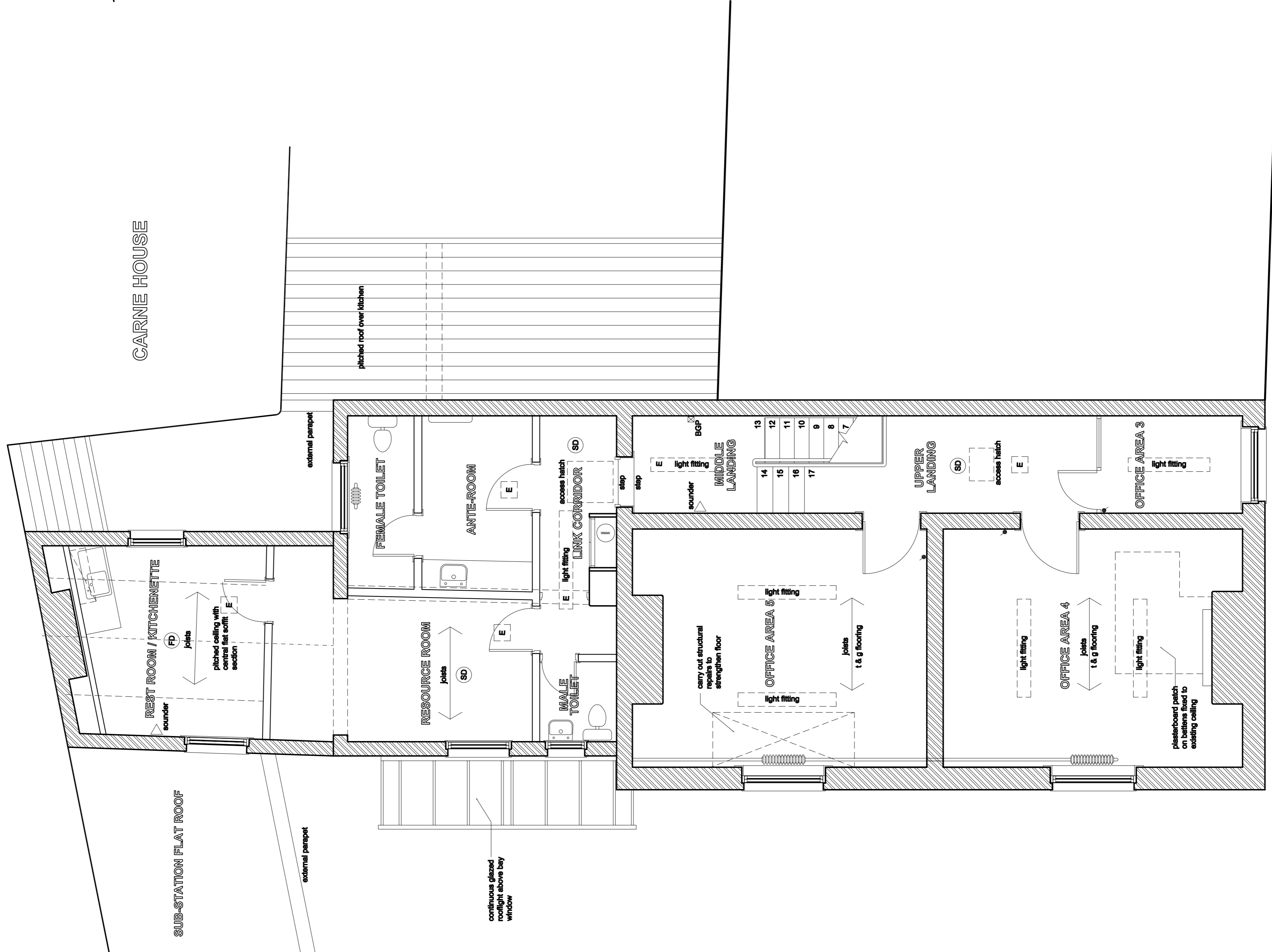
1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



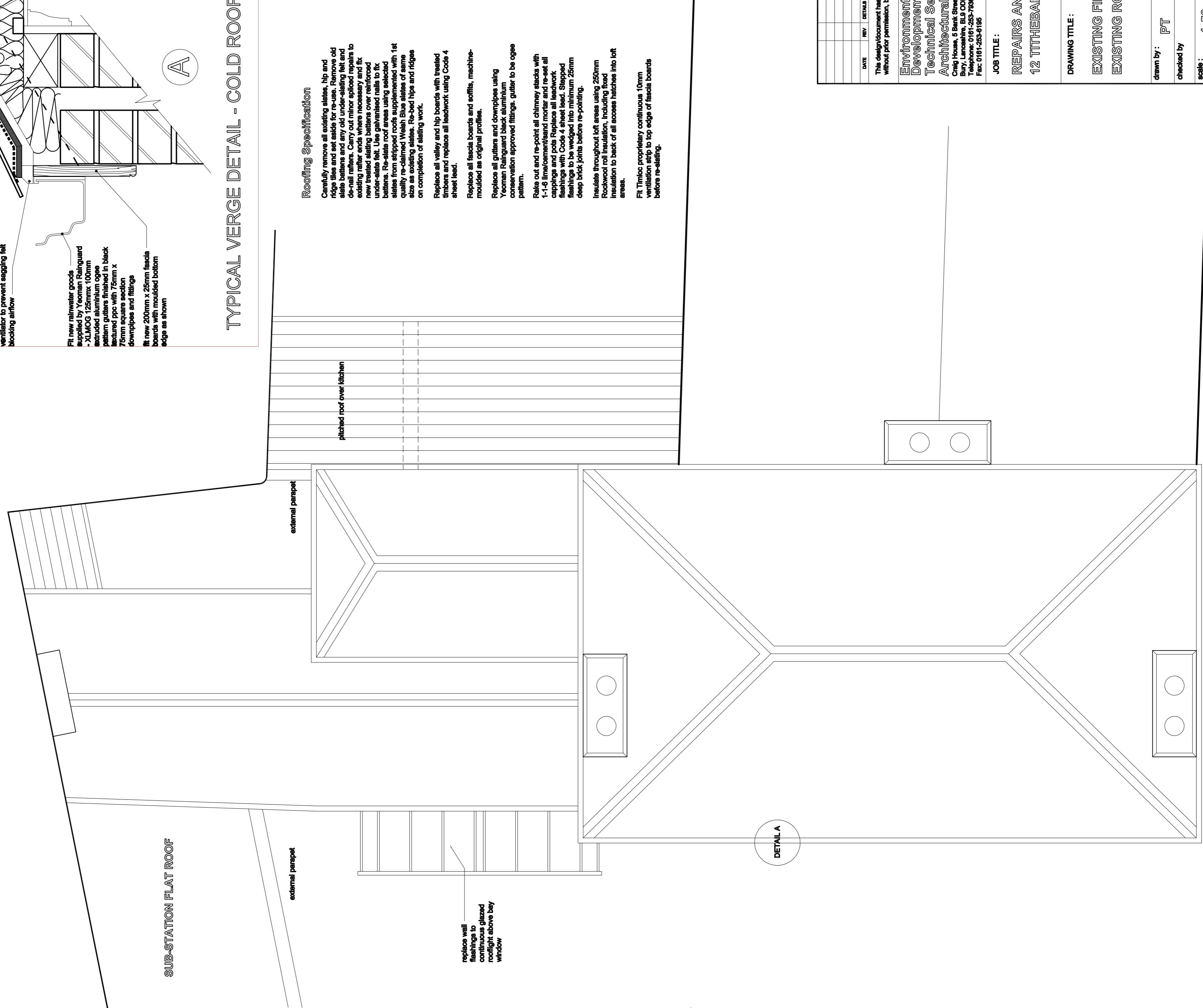
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CARNE HOUSE

CARNE HOUSE



FIRST FLOOR SURVEY PLAN



ROOF PLAN

Timber CP 1 continuous 10mm
 100mm x 100mm x 10mm
 system in black pvc screwed to
 top edge of new fascia boards
 using an average 100mm
 hole. 100mm x 100mm x 10mm
 support to be fitted above
 verge to prevent sagging felt
 backing allow

Fit new rainwater goods
 to new fascia board
 - XLMC 125mm x 100mm
 serruled aluminium ogee
 eave pattern attached in black
 paint to fascia board
 75mm square section
 downpipes and fittings

Fit new 200mm x 25mm fascia
 boards with moulded bottom
 edge as shown

TYPICAL VERGE DETAIL - COLD ROOF INSULATION - 1:5

Roofing Specification

Carefully remove all existing slates, hip and
 ridge tiles and set aside for re-use. Remove old
 side battens and any old under-slatting felt and
 de-nail rafters. Carry out minor spliced repairs to
 rafters and roof joists. Lay new rafters over
 new treated slating battens cover rafters
 under-slate felt. Use galvanneal nails to fix
 battens. Re-slate roof areas using selected
 quality re-claimed Victorian Blue slates of same
 size as existing slates. Re-bed hips and ridges
 on completion of slating work.

Replace all valley and hip boards with treated
 timbers and replace all leadwork using Code 4
 sheet lead.

Replace all fascia boards and soffits, machine-
 milled as original profiles.

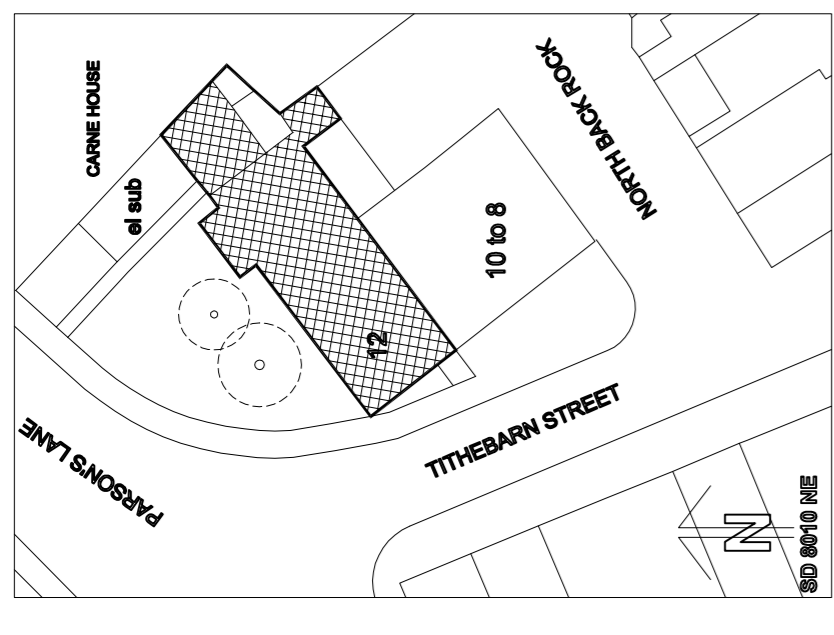
Replace all gutters and downpipes using
 Yeoman Rainguard black aluminium
 conservation approved fittings, gutter to be ogee
 pattern.

Take out and re-point all chimney stacks with
 1:3 cement mortar. Re-point all
 copings and pots. Replace all leadwork
 flashings with Code 4 sheet lead. Stopped
 flashings to be wedged into minimum 25mm
 deep brick joints before re-pointing.

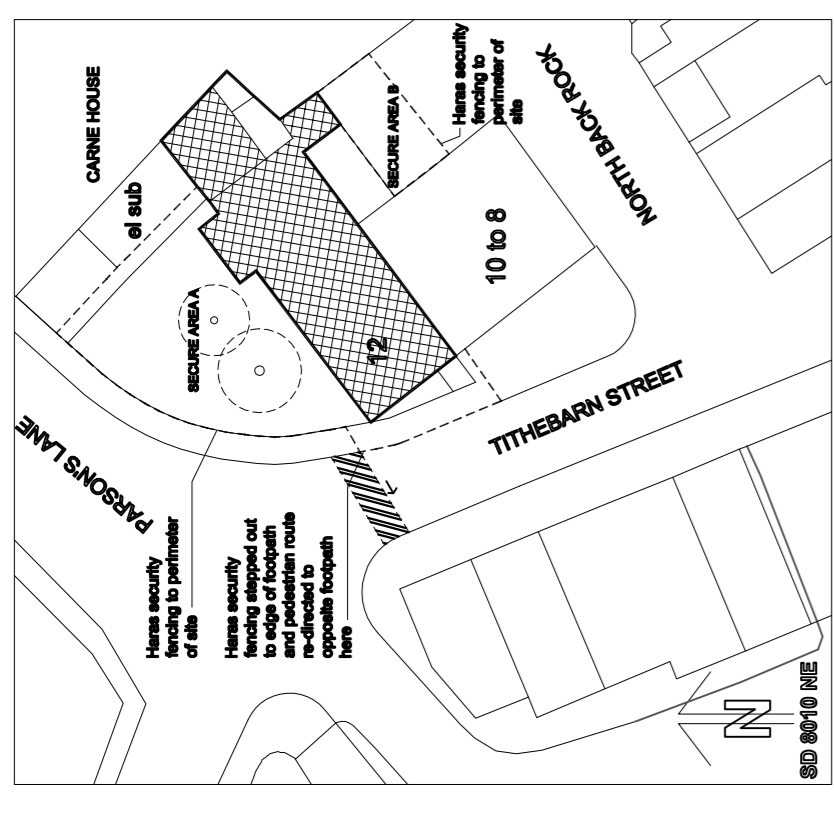
Insulate throughout loft areas using 250mm
 Rockwool roll insulation, including head
 of stairs. Insulate to back of all access hatch into loft
 areas.

Fit Timber proprietary continuous 10mm
 x 100mm x 10mm to top edge of fascia boards
 before re-slatting.

DATE	REV.	DETAILS
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Environment and Technical Services Architectural Practice Craig House, 5 Bank Street, TOTTENHAM, NORTH YORKSHIRE, LE11 1JL Telephone: 0181-252-7208 Fax: 0181-253-4165		
JOB TITLE:		
REPAIRS AND UPGRADE 12 TITHEBARN STREET, BURY		
DRAWING TITLE:		
EXISTING FIRST FLOOR PLAN EXISTING ROOF PLAN		
drawn by:	date:	issue number:
PT	3/08/08	01
checked by:	date:	date of issue:
scale:	1:50	
DRAWING NUMBER:		
00015/02		
ISSUE		
SURVEY		



LOCATION PLAN - 1:500



HARAS FENCING AND SITE COMPOUNDS

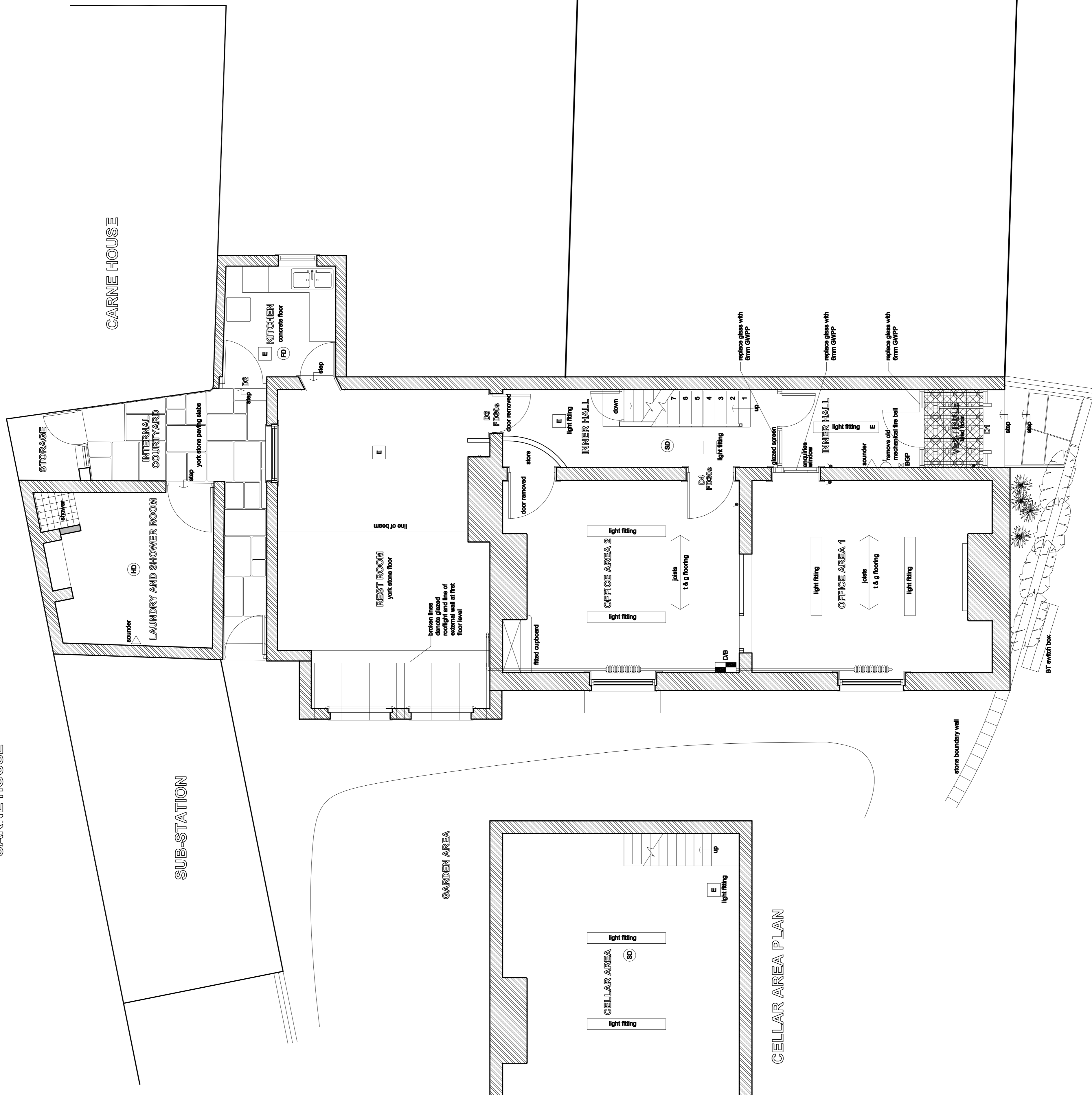
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SUB-STATION

GARDEN AREA

CELLAR AREA PLAN

GROUND FLOOR SURVEY PLAN



General Notes

All sash windows to be over-hauled, including new parting beads and stiff beads, new waned sash cords, new pulleys and brass sash liners. Windows to be over-hauled and repaired in situ before priming, undercoating and applying two top coats of Johnstone's white glass. Windows to be re-glazed using period 3mm Victorian Street sash glass. Note that new total replacement windows should be manufactured using Victorian style sash and profiles which match the existing windows.

Take up part floor boards to area adjacent to rest room and replace with new steel joist across window opening and within depth of floor joists. Trim existing joists onto new steel trimmer allowing for steel bracing / underpinning. Details provided by Structural Engineer. Fit best quality re-claimed 25mm (1") x 4" g. boards to opened area of floor on completion of structural works.

Replace yard door and frame (D2) to ground floor kitchen. Door frame to be 50mm x 50mm x 100mm hardwood. Door to be 100mm x 20mm V.L.G. boards. Hardwood strip along bottom edge of door and brass storm call. Black japanned door handles.

Replace main entrance door (D1), frame, sash lights and top lintel. Door frame to be 50mm x 50mm x 100mm hardwood. Door to be 100mm x 20mm V.L.G. boards. Hardwood strip along bottom edge of door and brass storm call. Black japanned door handles.

Replace D3 & D4 with new FD30s Internal 6-panel doors, fit new FR Bilton 3000E closer and new door furniture. Fit new fire resistant combined fire/smoke seals. FIT FIRE DOOR KEEP CLOSED signage to both sides of each door.

Check all other internal doors and sashes as required to ensure a sound fit within the existing rebates. Check all door furniture and replace / repair as required. All new floor coverings in the corridor should have working door cleats.

Replace glass to inner and outer entrance lobby doors with new 6mm clear safety glass. Fit 6mm GWPP set in intumescent compound and Lunette fire beading.

Replace bottom reveal post and all balusters to main flight of stairs.

Break out tiled floor to entrance vestibule and lay new leveling screed. Re-fit floor using Oslo English Victorian geometric tiles in Gainsboro Pattern as supplied by Original Features (Restorers) Ltd.

Externally

Take out and re-point limited sections of brickwork, mainly to original walls in extension and to wall elevations in rear yard area. Use 1:1 mortar as recommended for Conservation repairs.

Try to force elevation to be out back and level. Level up to 100mm above ground level and level are to be trimmed back and filled.

Two large trees in garden area are to be pruned and removed. All other trees and shrubs to be pruned and to reduce moss growth to face of adjacent brick walls.

Services

Lighting is to be upgraded as recommended by schedule in Electrical Engineer's report.

Note: as part of heating / insulation improvements, the existing radiators have been fitted in the Community Room on the ground floor.

Install new fire alarm system including combined smoke / sounder type detectors in the corridor landing areas and fire detectors in the two kitchen areas. Fit break-glass boxes to existing alarm system. Fit new fire alarm vestibule door screen and all side of rear kitchen door.

FIRE LEGEND

- HD heat detector head
- SD smoke detector head
- fire sounder
- break glass point
- decoupled emergency light pack

Fire detection system and emergency lighting system to be designed and installed to Code of Practice documents BS 5838-1:2002 + A2:2008 and BS 5267-1:2005

01/2018	1	Client plan update - fire notice allowed
02/2018	2	Final plan

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BURY IBC ARCHITECTURAL SERVICES

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JOB TITLE :
**REPAIRS AND UPGRADE
12 TITHEBARN STREET, BURY**

DRAWING TITLE :
EXISTING GROUND FLOOR PLAN

drawn by :	PT	date:	18/08/08	issue number :	02
checked by :		date:		date of issue :	31/08/08
scale :	1:50				

DRAWING NUMBER :
0001501 / A

ISSUE :
TENDER