



AVAILABLE TO LET

# Rayhome House

Rayhome House, Walshaw Road, Bury, UK BL8 1PY

Mixed Use Premises – Offices/Workshop

## Mixed Use Premises – Offices/Workshop

Detached premises set back from Walshaw Road and set over three storeys. Benefiting from parking for approximately 10 vehicles on site (and additional free parking in the immediate vicinity) the space would suit a variety of commercial uses.

Rayhome House consists of approximately 6,911 sq/ft, divided into separate suites. A new roof, external windows and cosmetic improvements will be made to the premises once a lease term has been agreed.

The building is well positioned and is approximately 1.5 miles from Bury town centre and approximately 3 miles from the motorway network (M66, junction 2)

<b>Rent</b>	£50,000 per annum
<b>Rateable value</b>	£20,000
<b>Building type</b>	Mixed use
<b>Size</b>	6,911 Sq ft
<b>VAT charges</b>	We understand that the premises are not elected for VAT.
<b>Lease details</b>	A new term of FRI lease to be agreed.
<b>EPC category</b>	D

Marketed by: Pearson Ferrier

For more information please visit:

<https://realla.co/m/38335-rayhome-house-rayhome-house>



EXCELLENT DETACHED PREMISES WITH PARKING

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HIGH VISIBILITY FOR SIGNAGE FROM THE MAIN ROAD

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VERSATILE PREMISES SUITABLE FOR A NUMBER OF  
BUSINESSES

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IN PROXIMITY TO BOLHOLT INDUSTRIAL PARK AND A  
LARGE RESIDENTIAL AREA





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Data provided by Google

# Units & availability

Unit	Floor	Size sq ft
Staff Toilets/Kitchen/Store	Ground	483
Office	Ground	2,271
Staff Toilets	First	39
Office	First	1,464
Boiler Room	Lower Ground	308
Office	Lower Ground	1,597
Staff Toilets	Lower Ground	25
Workshop	Lower Ground	724
<b>Total</b>		<b>6,911</b>

\* All sizes GIA

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<b>Airports</b>	Manchester 17.2m, Liverpool 28.4m
<b>National rail</b>	Hall i' th' Wood; 3.6m, Bromley Cross 3.6m, Farnworth 4.3m
<b>VAT</b>	We understand that the premises are not elected for VAT.
<b>Lease summary</b>	A new term of FRI lease to be agreed.
<b>EPC</b>	

Notes:

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