



AVAILABLE TO LET

Rayhome House

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

Mixed Use Premises – Offices/Workshop



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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)

Rent £50,000 per annum

Rateable value £20,000

Building type Mixed use

Size 6,911 Sq ft

VAT charges We understand that the

premises are not elected

for VAT.

Lease details A new term of FRI lease

to be agreed.

EPC category D

Marketed by: Pearson Ferrier

For more information please visit:

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





EXCELLENT DETACHED PREMISES WITH PARKING

HIGH VISIBILITY FOR SIGNAGE FROM THE MAIN ROAD

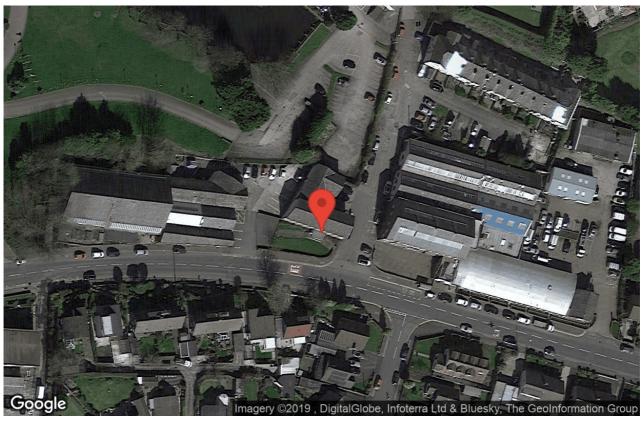
VERSATILE PREMISES SUITABLE FOR A NUMBER OF BUSINESSES

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
Total		6,911

^{*} All sizes GIA



Airports Manchester 17.2m, Liverpool 28.4m

National rail Hall i' th' Wood; 3.6m, Bromley Cross 3.6m, Farnworth 4.3m

VAT We understand that the premises are not elected for VAT.

Lease summary A new term of FRI lease to be agreed.

EPC



Notes:		



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