

MORGAN

MARTIN

SHOP FOR SALE (MAY LET)

**806 Bury Road
BOLTON
BL2 6PA**



LOCATION

The property occupies a prominent location fronting Bury Road at Brightmet. The unit forms parts of a popular local parade situated directly opposite Morrisons and in close proximity to B&M, Card Factory, Greenhalghs and Aldi.

ACCOMMODATION

The property is arranged over ground floor which has recently been refurbished to a high standard (please see photographs).

There is access to the first floor via loft ladders.

The premises provide the following approximate net internal floor areas:

Ground floor sales:	600 sq ft	(55.74 sq m)
Rear store:	50 sq ft	(4.64 sq m)

All measurements have been made in accordance with the RICS Code of Measuring Practice.

RATING ASSESSMENT

The property is entered into the Rating List at Rateable Value £9,200.

PRICE

We are instructed to quote a price of £110,000 subject to contract.

LEASE DETAILS

Upon application

EPC

Available upon request.

VAT

All rents and prices quoted are or may be subject to the addition of VAT at the prevailing rate.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

LEGAL COSTS

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

FURTHER INFORMATION

Please contact: Charles Bell

Telephone; 01772 556666

Email: charles@morganmartin.co.uk

**Fifteen Cross Street
Preston
PR1 3LT**

01772 556666

www.morganmartin.co.uk

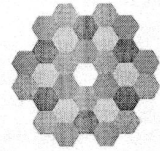
Regulated by



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract

HM Land Registry
Official copy of
title plan

Title number **MAN193026**
Ordnance Survey map reference **SD7409SE**
Scale **1:1250**
Administrative area **Greater Manchester :**
Bolton



© Crown copyright and database rights 2012 Ordnance Survey 100026316. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



For Identification Only

Not to Scale

Chartered Surveyors

Fifteen Cross Street
Preston
PR1 3LT

This plan is reproduced from or based upon the Ordnance
Survey map with the Sanction of the Controller of HM
Stationery Office Crown Copyright Reserved.

MORGAN
MARTIN

01772 556666