



AVAILABLE TO LET

## 7 Lodge Street

7 Lodge Street, Bury, Greater Manchester BL0 9AW

Modern Office Space/Studio in a unique period property. MUST BE VIEWED!!!!



## Modern Office Space/Studio in a unique period property. MUST BE VIEWED!!!!

IDEAL PREMISES FOR YOUNG PROFESSIONALS  
- PRICED TO RENT - MUST BE VIEWED!

The premises is a smart, modern prominent two storey building with stunning period features, located within walking distance of the vibrant Ramsbottom centre.

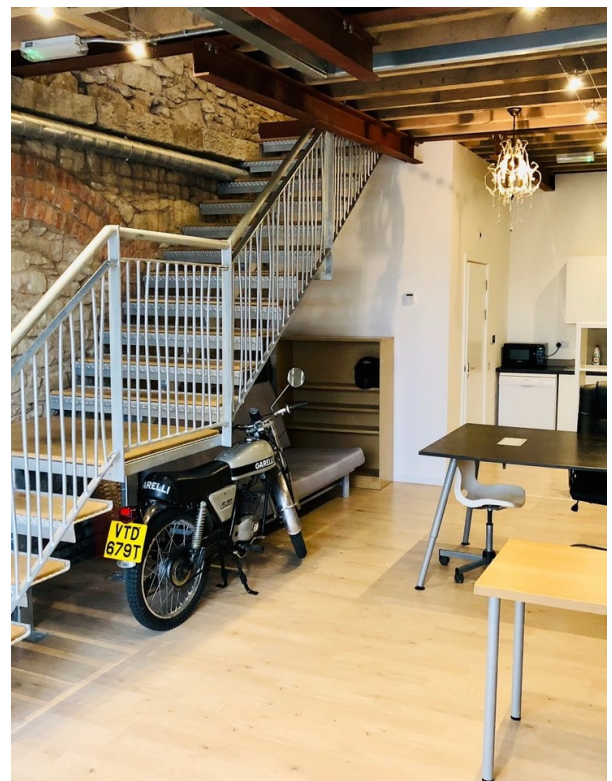
The accommodation had been beautifully restored with exposed stone walls and vaulted ceilings with laminated flooring though out.

The property is set over two floors.  
The ground floor consists of access by french doors leading to open office space with exposed stone walls, kitchen and W.C.  
Access to the 1st floor is by modern industrial steel staircase. This leads to a stunning open plan office space with exposed stone walls, vaulted ceilings, french doors with Juliette balcony.  
in addition we have a additional managers office/meeting room and W.C.

The property is fitted with both alarm and gas central heating with parking to the front.

<b>Rent</b>	£14,000 per annum
<b>Rates detail</b>	You can get small business rate relief if: your property's rateable value is less than £15,000 your business only uses one property. Contact your local council to apply for small business rate relief. You will not pay business rates on a property with a rateable value of £12,000 or less.
<b>Rateable value</b>	£7,500
<b>Building type</b>	Office
<b>Planning class</b>	B1
<b>Size</b>	996 Sq ft
<b>VAT charges</b>	We understand the property is except from VAT.
<b>EPC certificate</b>	Available on request

For more information please visit:  
<http://example.org/m/43383-7-lodge-street-7-lodge-street>



STUNNING PERIOD FEATURES

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MODERN OFFICE. SPACE/STUDIO

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EXPOSED STONE WALLS

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VAULTED CEILINGS

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WALKING DISTANCE TO LOCAL TOWN CENTRE  
AMENITIES.

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ALARMED

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LAMINATED FLOORS

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GAS CENTRAL HEATING.

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Data provided by Google



**Floors & availability**

Unit	Floor	Size sq ft	Status
Office	Ground	493	Available
Office	First	486	Available
<b>Total</b>		<b>979</b>	

**Airports**

Manchester 20.2m, Liverpool 30.7m, Leeds Bradford 30.9m

**National rail**

Entwistle 4.0m, Bromley Cross 4.4m, Hall i' th' Wood 5.1m

**Amenities**

WALKING DISTANCE TO RAMSBOTTOM TOWN CENTRE.

**Estimated rates**

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**VAT**

We understand the property is except from VAT.

**Planning class**

B1

**EPC**

Available on request

Notes:

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Pearson Ferrier Commercial

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Quote reference: RENT-43383

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