



ROGER
HANNAH
& CO

To Let



2,055 SQ FT
(190.91 SQ M)

Unit 4B

Bright Street Works
Bright Street

Bury
BL9 6AQ

Industrial Unit

- **SELF CONTAINED**
- **OPEN PLAN SPACE**
- **LARGE ROLLER SHUTTER**

0161 817 3399
www.roger-hannah.co.uk



LOCATION

The property is located on Bright Street and is approximately 0.5 miles from Bury town centre and 1 mile south east from junction 2 of the M66 dual carriageway. The M60 orbital motorway approximately 3 miles south.

ACCOMMODATION

As measured in accordance with the RICS Code of Measuring Practice (6th Edition) the gross internal area (GIA) is as follows:

Industrial Unit 190.91 sq m (2,055 sq ft)

VAT

VAT is charged at the prevailing rate.

LEGAL COSTS

Tenant will be responsible for the Landlord's reasonable costs to be incurred in connection with the letting of the unit. These are currently estimated to be at £250 plus VAT.

BUSINESS RATES

The 2017 Rateable Value is £8,700

2017 multiplier: 46.6p

Rates Payable: £4,054.20*

*Qualifies for Small Business Rates Exemption

EPC

A copy of the EPC is available on request.

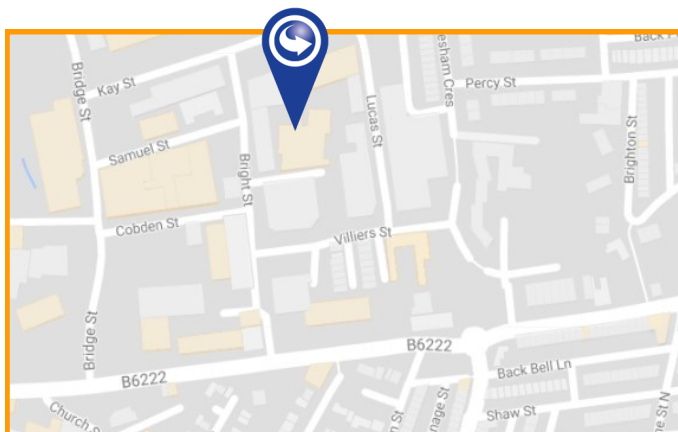
VIEWING & FURTHER INFO

Please contact Roger Hannah & Co the Sole Agents:

Tel: 0161 817 3399

Email: robertgann@roger-hannah.co.uk

 Date Of Preparation: 07/11/17



DESCRIPTION

Self-contained industrial unit of traditional construction under a mixture of pitched slate and sheet metal roofs. Internally the unit benefits from an open plan specification with WC facilities to one side. Access into the unit is via a loading door, behind a manually operated roller shutter, as well as a separate personnel door. Services to the unit include mains single phase electric, water and drainage.

TERMS

The rent including service charge and buildings insurance is £8,284.41 per annum plus VAT. This excludes utilities and business rates.