

UNIT 24, PEEL INDUSTRIAL ESTATE, CHAMBERHALL STREET, BURY, BL9 0LU



780 Sq Ft (72.46 Sq M)

- **ESTABLISHED INDUSTRIAL AREA**
- **IDEAL STARTER UNIT AT ECONOMICAL RENT**
- **USE FOR VEHICLE REPAIRS AND VALETING IS NOT PERMITTED**



LOCATION

The estate is located within the Chamberhall Business Area of Bury, close to the town centre. The estate is accessed from Castlecroft Road and Chamberhall Street, via the A56 Peel Way.

DESCRIPTION

The unit has a WC, a manual roller shutter door and would be suitable for production, storage or light assembly.

Use for vehicle repairs or car valeting IS NOT permitted.

ACCOMMODATION

	Sq. ft	Sq. m
Unit 24	780	72.46
Total Area	780	72.46

(Measurements to be confirmed)

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition on a Gross Internal Area basis

SERVICES

All main services are available to site, but may vary from unit to unit. Prospective tenants should make their own enquiries with regard to the capacity of the supply.

RENTAL

£5,850 per annum plus VAT.

SERVICE CHARGE

A service charge is levied to cover the maintenance of the estate, upkeep of the common parts, landscaping, broad maintenance and security for the estate.



LEASE TERMS

The premises are available on a full repairing and insuring lease, for a term of three years.

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

The unit is described as "Workshop & Premises" and has a rateable value of £5,200.00. The unit may be eligible for rate relief. Interested applicants are advised to contact Bury Council on 0161 253 5000.

VAT

Rents and prices where quoted, are exclusive of, but will be liable to VAT at the prevailing rate.

VIEWING

By appointment with the joint agent.

Contact: Jonathan Pickles

Tel: 0161 763 0825

Email: jonathan@nolanredshaw.co.uk



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



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