

9 KAY STREET, BURY, BL9 6BU



4,089 Sq Ft (379.87 Sq M)

- **TRADE COUNTER LOCATION**
- **MEZZANINE FLOOR INSTALLED**
- **LONG LEASEHOLD**



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LOCATION

The premises front on to Kay Street, which is just off Bridge Street, to the North East of Bury Town Centre. Bridge Street can be accessed via the B6222, which is Rochdale Old Road and also via the B6221.

It is a popular trade counter area and is within 1.25 miles of Junction 2 of the M66 Motorway and is within easy reach of Bury Town Centre and all its amenities. This area is just to the east of the A56 Walmersley Road.

DESCRIPTION

The premises comprise of a steel portal frame unit, within a terrace of similar units, the property is laid out as a trade counter, with a ground floor trade counter and office and roller shutter door providing access to a storage facility.

The roller shutter door measures 3.51 metres wide by 3.9 metres high, the height beneath the mezzanine is 2.32 metres. At first floor level there are useful offices, toilet and kitchen facilities. The height above the mezzanine is approximately 2.85 metres.

ACCOMMODATION

	Sq. Ft	Sq. M
Ground Floor	2,214	205.7
First Floor	1875.50	170.68
Total Area	4,089	376.38

Gross Internal

SERVICES

We understand all main services are involved including gas fired warm air blower in the warehouse. The offices have electric heating and dado height trunking. The lights are generally fluorescent.

PRICE

£220,000 plus VAT if applicable.

TENURE

The premises are held on 125 year lease from 31 May 1991, at a peppercorn rental.



VIEWING

Strictly by appointment with the sole agents:

NOLAN REDSHAW

Contact: Paul Nolan
Tel: 0161 763 0822
Email: paul@nolanredshaw.co.uk

Contact: Jonathan Pickles
Tel: 0161 763 0825
Email: jonathan@nolanredshaw.co.uk

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

We understand the premises are described as warehouse with a rateable value of £13,500

VAT

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

EPC

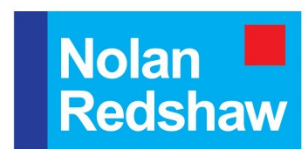
An Energy Performance Certificate has been prepared, and can be made available on request.

Anti-Money Laundering Regulations

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



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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