

Behr&Co
0161 832 4744

FOR SALE – OFFICE INVESTMENT OPPORTUNITY
154 BURY NEW ROAD, WHITEFIELD, M45 6AD



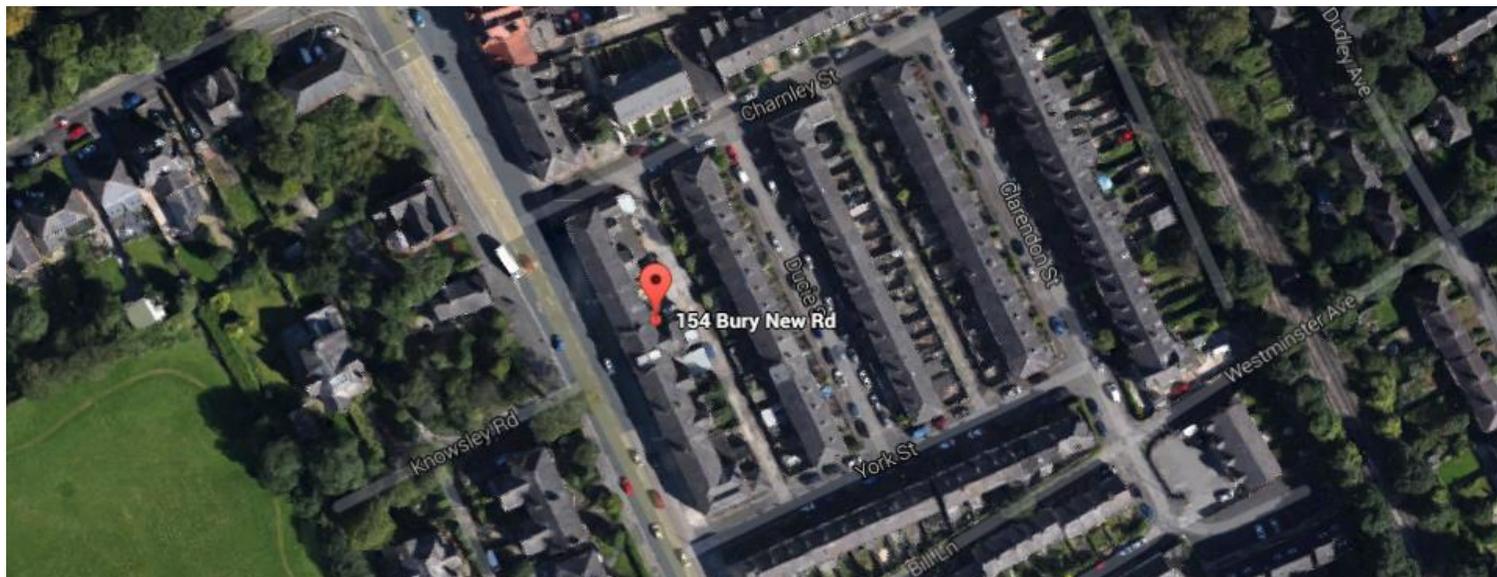
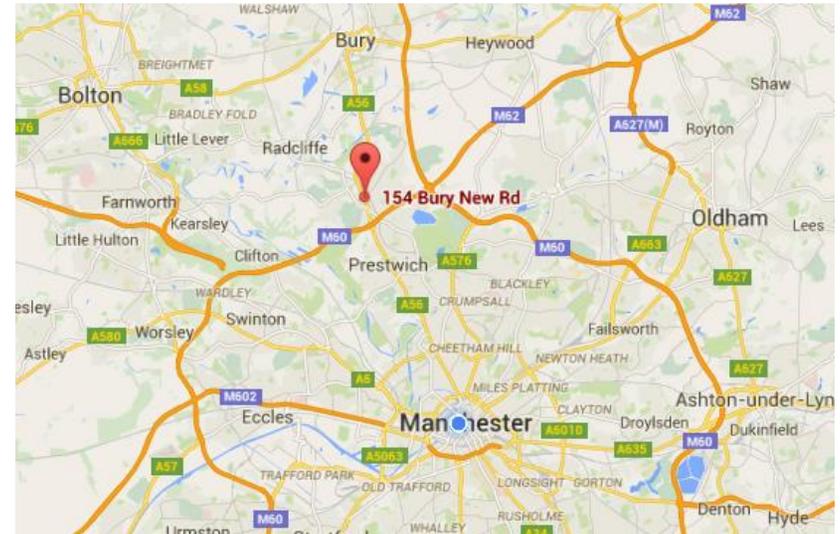
- Prominent Office / Commercial Premises
- Recently refurbished to good standard throughout.
- New 5 year lease from January 2017 at £11,500 pa.
- Approx. 103 sq m (1,109 sq ft)

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LOCATION & POSITION

The property occupies a highly visible main road position fronting Bury New Road within the suburb of Whitefield in Greater Manchester. It is set within a cluster of retail and commercial premises along the busy main road popular with main local businesses. The building offers excellent transport accessibility with proximity to the M60 motorway as well as direct links into both Manchester and Bury town centres. The immediate communities of Sunnybank and Whitefield offer an excellent opportunity for a local professional business to utilize the premises as an office base.





DESCRIPTION

154 Bury New Road consists of a two storey mid terraced commercial premises presenting solid brickwork construction with painted front elevation under a pitched roof and double glazed timber framed windows. The property has been extended in recent years to create a single storey addition at the rear whilst there is also a small enclosed yard area.

Internally the ground floor provides for a well-proportioned entrance / office to the front aspect with two further offices at the rear in addition to a kitchenette and WC facility. At first floor there are an additional two offices and separate WC. The accommodation has been well maintained in recent years and offers clean presentable space for immediate occupation.

ACCOMMODATION

As measured in accordance with the RICS Code of Measuring Practice;

	SQ M	SQ FT
Ground	82.68	890
First	20.32	219
Total	103	1,109



Ground Floor Office



Ground Floor Office / Kitchenette



TENANCY

5 year lease to Midshires Care Ltd from 6th January 2017 at an initial rent of £11,500 pa. Break option at end of third year.

EPC

All Energy Performance Certificates for this property are available upon request.

TENURE

The property is held freehold. Interested parties should make their own enquires for verification purposes.

PRICE

The property is being offered at a guide price for purchaser of £135,000 exclusive of VAT if applicable.

VAT

We recommend that all interested parties make their own enquiries as to whether VAT is payable on the sale of the property.

OPPORTUNITY

The building presents an excellent investment opportunity for looking to acquire self-contained and refurbished accommodation in a prominent and highly popular area with the benefit of a new 5 year lease at £11,500 pa.

VIEWINGS / FURTHER INFORMATION

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Regulated by RICS