

**FOR
SALE/
MAY LET**



Two Detached Warehouses & Secure Yard **839.33m² (9,034 Sq Ft)**

Blue Dog Studios
Craven Street
Bury BL9 7PP

- One warehouse currently fitted out as photography studio space and includes offices
- Close proximity to Junction 2 of M66
- May suit owner occupiers or investors

0161 833 9797
www.wtgunson.co.uk

Location

The property is situated on the north side of Craven Street at its junction with Willow Street in Bury, Lancashire. Junction 2 of the M66 Motorway is within close proximity. Bury Town Centre is approx. 2 miles to the west and Manchester City Centre is approx. 9 miles to the south.

General Description

The property comprises two detached warehouses and a secure yard/parking area.

Warehouse 1 has a section to the front of steel portal framed construction beneath a pitched steel sheet roof with brick elevations with a section to the rear which has a part flat part barrel roof. The unit has a mixture of workshop, photography studio space, offices and WC/kitchen facilities.

Warehouse 2 is of brick construction beneath a part flat roof, part pitched cement sheet roof and provides additional workshop/storage space.

Accommodation

As measured on a gross internal basis in accordance with the RICS Property Measurement 1st Edition the areas are as follows:-

Warehouse 1

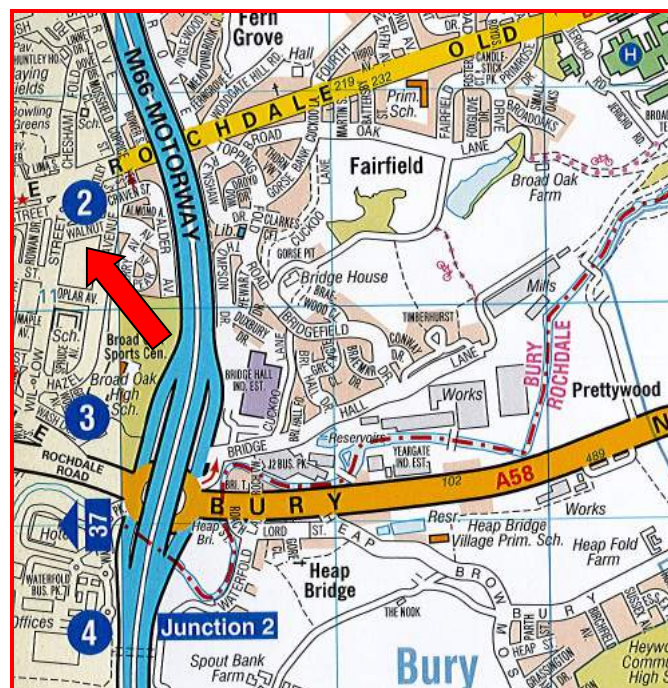
Ground Floor	544.96m ²	(5,866 sq ft)
Mezzanine Offices and Storage	95.28m ²	(1,025 sq ft)
Total	640.24m ²	(6,891 sq ft)

Warehouse 2 199.09m² (2,143 sq ft)

Overall Total 839.33m² (9,034 sq ft)

Purchase Price

Offers in the region of £465,000.



Lease

The landlords preference is to sell but may consider a lease based on fully repairing and insuring terms at an initial rent of £45,000 per annum.

Tenure

Believed freehold. Interested parties should make the usual formal enquiries.

EPC

A copy of the EPC is available on request.

Business Rates

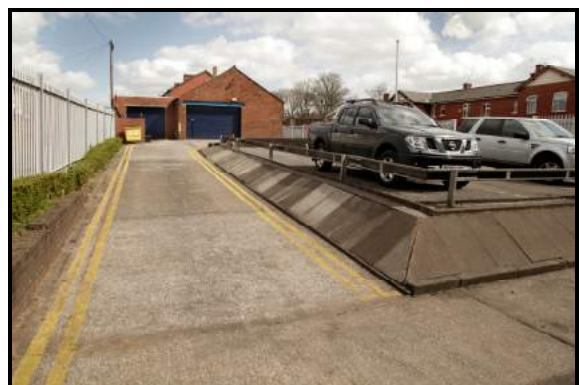
The rateable value of the premises is £26,750 and the rates payable are £12,465.50pa (2017/18 – 46.6p/£).

VAT

All figures quoted are exclusive of but may be liable to VAT.

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AERIAL VIEW



Viewing

By appointment with the sole agent : **W T Gunson for the attention of Neale Sayle**

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Tel: 0161 833 9797

Date of Preparation: 17/1/2018