

TO LET

**Self-contained first floor office suite
169 sq m (1,820 sq ft) net**



Suite 1, 9-13 Silver Street, Bury BL9 0EY

- Spacious modernised first floor offices forming part of attractive Victorian building
- Good natural light
- Lift access from central atrium
- Electric storage heaters and suspended ceilings
- Situated in prominent town centre position close to public car-parks

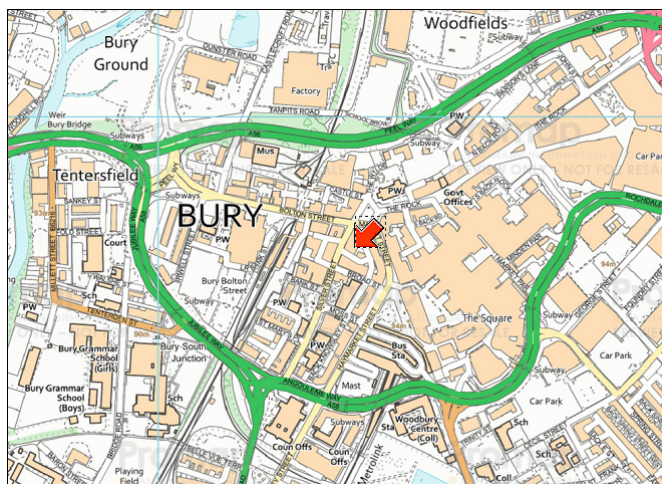
01706 638341 info@boltonmarshall.co.uk www.boltonmarshall.co.uk

Suite 1, 9-13 Silver Street, Bury

Description and Location

The property comprises a self-contained first floor office suite forming part of an attractive stone fronted Victorian building in the main business area of Bury town centre, close to several public car-parks.

It is accessed via a central atrium via staircase and lift.



Accommodation

<u>Entrance lobby</u>	3.85m x 8.50m maximum
<u>Left hand office</u>	5.60m x 5.30m
<u>Under-stairs store/communications room</u>	
<u>Main office</u>	9.85m x 8.50m
<u>Right hand office</u>	5.44m x 3.22m plus bay window
<u>Rear left hand office</u>	3.88m x 8.67m plus 3m x 1.91m
<u>Inner lobby</u>	3m x 4.55m maximum
<u>Communal rear landing and disabled toilet</u>	

Heating

Electric storage heaters are installed.

Bolton Marshall
Victoria Buildings,
9-13 Silver St, Bury, BL9 0EU

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Rateable Value

The property has a Rateable Value of £17,000.

Terms

To let by way of a new effective full repairing and insuring lease inclusive of utility costs.
Term by negotiation.

£15,950 pa

Viewing

Strictly by appointment with the sole Agents, By appointment with this office on 01706 638341 or contact Joe Ainscough 07535 516113 ja@longdencook.com

Ref: PSM/dm/19/A178

Date: 14th March 2019.

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