

## **NEWSHAM HOUSE, 103 MANCHESTER ROAD, BURY, LANCASHIRE, BL9 0TD**



**2,856 Sq Ft (265.32 Sq M)**

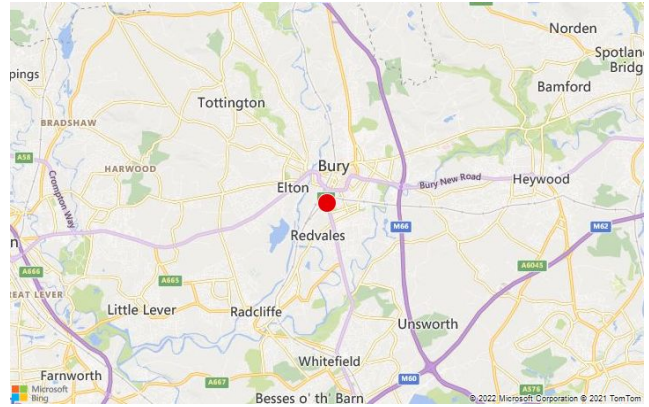
- **PROMINENT DETACHED OFFICE BUILDING**
- **PART INCOME PRODUCING**
- **SUITABLE FOR VARIOUS USES (SUBJECT TO PLANNING PERMISSION)**
- **EDGE OF TOWN CENTRE**



## LOCATION

The premises occupy a prominent position fronting the A56 Manchester Road, Bury, just South of the Town Centre and within easy reach of all the towns amenities and transport links, which include the bus station and tram network.

Access to the motorway is via Junction 2 of the M66, which is approximately 2 miles to the East, or Junction 3 at Pilsworth Industrial Estate, which is 2.6 miles in distance. The A58 also provides access to Bolton, which is approximately 5 miles to the West. Manchester City Centre is approximately 9 miles to the South.



## DESCRIPTION

This is a detached brick-built premises with pitched slate roof arranged over three floors. The ground floor is currently let to Bury Remedial Clinic and has been trading from the location for over 20 years, this area has been extended to accommodate a reception area with a pitched slate roof and is self-contained with several treatment rooms, kitchen and W.C.

The first and second floor have until recently been occupied by a firm of Architects but are currently vacant. The accommodation offers a series of cellular offices together with larger open plan offices. The premises benefits from suspended ceiling in part and fluorescent strip lighting throughout. Male and Female W.C. and kitchen is available.

Externally the premises benefit from a car parking area to the rear of the property for approximately 9 cars.

## ACCOMMODATION

	Sq. Ft.	Sq. M.
Ground Floor	920.31	85.50
First Floor	1,136.00	105.60
Second Floor	799.00	74.31
<b>Total Area</b>	<b>2,856</b>	<b>265.41</b>

(net internal basis)

## RENTAL

£20,000 per annum, first and second floor only.

## SALE PRICE

£375,000 for the whole premises.

## SERVICES

We understand that all main services are installed including gas, electric and water.

## SERVICES RESPONSIBILITY

It is the prospective tenant's responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

## TENANCY

The ground floor is currently let to Bury Remedial Clinic, who are holding over at a passing rent of £7,500 per annum.

## LEASE TERMS

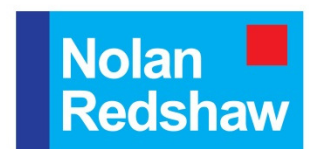
The premises are available by way of a new full repairing insuring lease for a term to be agreed.

## LEGAL FEES

Each party to be responsible for their own legal fees.



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.



0161 763 0828

## RATES

We understand the rateable value for the ground floor is £7,100 per annum.

The rateable value for the first and second floor is £11,250 per annum and the part basement is £1,400 per annum.

The rateable value for the ground floor is £1,400 per annum.

## EPC

An EPC is being prepared and will be made available upon request.

## VAT

Rents and prices where quoted are exclusive of and will not be subject to VAT.

## VIEWING

Strictly by appointment with the sole agents.  
Nolan Redshaw

Contact: Jonathan Pickles  
Tel: 0161 763 0825  
Email: [jonathan@nolanredshaw.co.uk](mailto:jonathan@nolanredshaw.co.uk)

## 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.



 **0161 763 0828**





[Skip to main content](#)



GOV.UK

[Find your business rates valuation](#)

[Help improve digital services by joining the HMRC user panel \(opens in new window\).](#)

**beta** This is a new service – your [feedback](#) will help us to improve it.

[Back](#)

[Sign in](#) | [Register](#)

Property

# 103, Manchester Road, Bury, Lancs, BL9 0TD

## Contents

- [Valuation](#)
- [Similar properties](#)

## Valuation

Current rateable value (1 April 2017 to present)

£11,250.00

This is not the amount you will pay.

[Hide all sections](#)

[Property details , Hide this section](#)

<b>Description</b>	Offices and premises
<b>Local authority</b>	Bury
<b>Local authority reference</b> <a href="#">Help with Local authority reference</a>	0B532610333455
<b>Base rate</b>	£67.50
<b>Basis of measurement</b> <a href="#">Help with Basis of measurement</a>	NIA
<b>Transitional relief certificate issued</b>	No
<b>Valuation scheme reference</b> <a href="#">Help with Valuation scheme reference</a> <a href="#">374418</a>	
<b>Special category code</b>	203G
<b>Effective date</b> <a href="#">Help with Effective date</a>	1 April 2017
<b>List alteration date</b> <a href="#">Help with List alteration date</a>	7 August 2017

[How the valuation was calculated , Hide this section](#)

Parts of the property			
Floor	Description	Area m <sup>2</sup> /unit	Price per m <sup>2</sup> /unit Value <a href="#">Help with Value</a>
Ground	Office	58.5	£64.13 £3,752.00
Ground	Office	32.7	£64.13 £2,097.00

Floor	Description	Area m <sup>2</sup> /unit	Price per m <sup>2</sup> /unit	Value <a href="#">Help with Value</a>
First	Office	40.8	£64.13	£2,617.00
First	Office	6.4	£64.13	£410.00
First	Office	3.4	£64.13	£218.00
First	Office	14.9	£64.13	£956.00
First	Office	13.6	£64.13	£872.00
<b>Total</b>		<b>170.3</b>		<b>£10,922.00</b>

Car parks

#### Spaces Area Value [Help with Value](#)

3 £450.00

**Total £450.00**

**Total value £11,372.00**

[More about how business properties are valued](#)

[Get help with this valuation](#)

## Similar properties

Compare this property with similar properties in the area to see if its rateable value is much higher.

[Compare with similar properties](#)

► Report a problem with this page.

## Support links

- [Cookies](#)
- [Accessibility statement](#)
- [Privacy policy](#)
- [Terms and conditions](#)
- [Help using GOV.UK](#)
- [Contact](#)
- [Rhestr o Wasanaethau Cymraeg](#)

**OGI** All content is available under the [Open Government Licence v3.0](#), except where otherwise stated  
 © Crown copyright

[Skip to main content](#)



GOV.UK

[Find your business rates valuation](#)

[Help improve digital services by joining the HMRC user panel \(opens in new window\)](#)

**beta** This is a new service – your [feedback](#) will help us to improve it.

[Back](#)

[Sign in](#) | [Register](#)

Property

# Bury Remedial Clinic Bst 103, Manchester Road, Bury, Lancs, BL9 0TD

## Contents

- [Valuation](#)
- [Similar properties](#)

## Valuation

Current rateable value (1 April 2017 to present)

£7,100.00

This is not the amount you will pay.

Show all sections

Property details , Show this section

<b>Description</b>	Surgery and premises
<b>Local authority</b>	Bury
<b>Local authority reference</b> <a href="#">Help with Local authority reference</a>	0B532610311101
<b>Base rate</b>	£120.00
<b>Basis of measurement</b> <a href="#">Help with Basis of measurement</a>	NIA
<b>Transitional relief certificate issued</b>	No
<b>Valuation scheme reference</b> <a href="#">Help with Valuation scheme reference</a>	<a href="#">374530</a>
<b>Special category code</b>	437G
<b>Effective date</b> <a href="#">Help with Effective date</a>	1 April 2017

How the valuation was calculated , Show this section

Parts of the property					
Floor	Description	Area m <sup>2</sup> /unit	Price per m <sup>2</sup> /unit	Value	<a href="#">Help with Value</a>
Lower ground	Mess/staff room	5.6	£94.50	£529.00	
Lower ground	Office	8.9	£94.50	£841.00	

Floor	Description	Area m <sup>2</sup> /unit	Price per m <sup>2</sup> /unit	Value <a href="#">Help with Value</a>
Lower ground	Office	10.1	£94.50	£954.00
Lower ground	Office	4.4	£94.50	£416.00
Lower ground	Office	9.2	£94.50	£869.00
Lower ground	Staff toilets	8.3	£0.00	£0.00
Lower ground	Office	8.7	£94.50	£822.00
Lower ground	Office	8.3	£94.50	£784.00
Lower ground	Office	8.3	£94.50	£784.00
<b>Total</b>		<b>71.8</b>		<b>£5,999.00</b>

#### Car parks

#### Spaces Area Value [Help with Value](#)

2 £1,200.00

**Total £1,200.00**

**Total value £7,199.00**

[More about how business properties are valued](#)

[Get help with this valuation](#)

## Similar properties

Compare this property with similar properties in the area to see if its rateable value is much higher.

[Compare with similar properties](#)

► [Report a problem with this page.](#)

## Support links

- [Cookies](#)
- [Accessibility statement](#)
- [Privacy policy](#)
- [Terms and conditions](#)
- [Help using GOV.UK](#)
- [Contact](#)
- [Rhestr o Wasanaethau Cymraeg](#)

**OGI** All content is available under the [Open Government Licence v3.0](#), except where otherwise stated  
 © [Crown copyright](#)

[Skip to main content](#)



GOV.UK

[Find your business rates valuation](#)

[Help improve digital services by joining the HMRC user panel \(opens in new window\)](#)

**beta** This is a new service – your [feedback](#) will help us to improve it.

[Back](#)

[Sign in](#) | [Register](#)

Property

# Pt Bst 103, Manchester Road, Bury, Lancs, BL9 0TD

## Contents

- [Valuation](#)
- [Similar properties](#)

## Valuation

Current rateable value (1 April 2017 to present)

£1,400.00

This is not the amount you will pay.

Show all sections

Property details , Show this section

<b>Description</b>	Offices and premises
<b>Local authority</b>	Bury
<b>Local authority reference</b> <a href="#">Help with Local authority reference</a>	0B532610322210
<b>Base rate</b>	£130.00
<b>Basis of measurement</b> <a href="#">Help with Basis of measurement</a>	NIA
<b>Transitional relief certificate issued</b>	No
<b>Valuation scheme reference</b> <a href="#">Help with Valuation scheme reference</a> <a href="#">374019</a>	
<b>Special category code</b>	203G
<b>Effective date</b> <a href="#">Help with Effective date</a>	1 April 2017

How the valuation was calculated , Show this section

Parts of the property

Floor	Description	Area m <sup>2</sup> /unit	Price per m <sup>2</sup> /unit	Value <a href="#">Help with Value</a>
Lower ground	Office	6.8	£102.38	£696.00
Lower ground	Office	6.9	£102.38	£706.00

Floor	Description	Area m <sup>2</sup> /unit	Price per m <sup>2</sup> /unit	Value <a href="#">Help with Value</a>
<b>Total</b>		<b>13.7</b>		<b>£1,402.00</b>
<b>Total value £1,402.00</b>				

[More about how business properties are valued](#)

[Get help with this valuation](#)

## Similar properties

Compare this property with similar properties in the area to see if its rateable value is much higher.

[Compare with similar properties](#)

► [Report a problem with this page.](#)

## Support links

- [Cookies](#)
- [Accessibility statement](#)
- [Privacy policy](#)
- [Terms and conditions](#)
- [Help using GOV.UK](#)
- [Contact](#)
- [Rhestr o Wasanaethau Cymraeg](#)

**OGI** All content is available under the [Open Government Licence v3.0](#), except where otherwise stated  
[© Crown copyright](#)