



**7 - 9 Broad Street First Floor, Bury
BL9 0DA**

£750 Per Month

Hyde Estates present this first and second floor office space in Bury town centre. Situated on an established parade of shops fronting Broad Street. The approx gross internal area is 218 m² (2,354 sqft).



Accessed from Broad Street via a shared communal doorway with Broad Street Social to a flight of stairs exclusively for the use of the first and second floor offices. The unit provides office accommodation arranged over two floors with two large open plan offices and five individual offices. Also features a storeroom, kitchen and 2 x WC.

Location

Situated on an established parade of shops on Broad Street, conveniently located to Bury bus station, Metrolink, M66 motorway junction 2 and Bury East Lancs Railway Station. Nearby retailers include a number of bars, coffee shops and Estate Agents, Bury Art Museum, Bury Transport Museum, HSBC, Lloyds Bank, and Millgate Shopping Centre.

Rent

£9,000 pax

Accommodation – first floor approx 118 m2 (1,275 sqft)

Accommodation – second floor approx 100 m2 (1,079 sqft)

Total - approx gross internal area 218 m2 (2,354 sqft)

Terms of lease

By negotiation

VAT

We understand the property is not liable for VAT.

Usage

TBA

Business rates

For further information please contact Bury Council's Business Rates Department on 0161 253 5000.

Legal costs

Each party to bear their own legal costs.

EPC - TBA

Viewings

Please contact Hyde Estate & Letting Agents 0161-773 4583



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(37-47) F			(37-47) F		
(1-36) G			(1-36) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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