



Farrow & Farrow
 ESTATE & LETTING AGENTS



- Railway Street, Ramsbottom, Bury
- Self Contained, Detached Commercial Unit
- Perfect For Warehousing / Storage / Showroom / Etc
- Wrought Iron Fencing & Gated Entrance
- 1,757 SqFt Internal Area
- Chain Free, FREEHOLD Property
- VIEWING AVAILABLE NOW - By Prior Appointment Only
- Contact Us NOW To View

20, Railway St, Bury, BL0 9AL

£375,000

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*** NEW *** - SECURE WAREHOUSE / OFFICE / STORAGE SPACE IN RAMSBOTTOM CENTRE - Perfect For A Variety Of Uses, Conveniently Located With Easy Access To Local Amenities / Transport Links / Etc - CONTACT US NOW TO VIEW - By Appointment Only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Internally, the property currently consists of:

Ground Floor - Main Warehouse / Storage Area, Office / Showroom, Rear Office, Kitchen Area, WC. To the rear and separately accessed, is an attached Garage Area, plus a Rear Yard too.

First Floor - Landing of to Upper Office.

The property has gated wrought iron fencing, with an electric roller shutter door to the main warehouse / storage area.

VIEWINGS AVAILABLE NOW, exclusively through our Rawtenstall office, by prior appointment only.

Warehouse Area

Office / Showroom 20'10" x 13'5"

Rear Office 8'7" x 18'4"

Kitchen Area 10'10" x 6'7"

WC 5'8" x 3'4"

Landing 8'8" x 7'1"

Upper Office 8'8" x 11'1"

Garage 11'1" x 20'6"

Front Gated Parking

Rear Yard

Agents Notes

Disclaimer

