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CHARLES LOUIS

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£834

337. Holcombe Road, Bury, BL8 4BB

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A fantastic opportunity to acquire a prominent corner terrace commercial property in the highly sought-after area of Holcombe. Situated in a prime location with excellent visibility and footfall, this versatile property is ideal for a variety of business uses, including retail, office space, or a boutique café.

The property features a spacious ground-floor commercial unit, benefiting from large display windows that allow for maximum exposure to passing trade. The corner positioning enhances accessibility and visibility, making it a prime spot for business success.

Internally, the premises offer a flexible layout, ready to be adapted to suit a range of commercial ventures. With high ceilings, ample natural light, and a well-maintained interior, the space provides a welcoming environment for both customers and staff. Additional storage and facilities are also included, ensuring practicality for daily operations.

Ground Floor Main Room

14'10 x 13'9 (4.52m x 4.19m)

Ground Floor Second Room

8'10 x 11'7 (2.69m x 3.53m)

Ground Floor Hallway

5'6 x 11'7 (1.68m x 3.53m)

Ground Floor Rear Entrance

7'8 x 10'10 (2.34m x 3.30m)

Ground Floor WC

4'6 x 5'9 (1.37m x 1.75m)

First Floor Front Space

9'9 x 13'11 (2.97m x 4.24m)

Kitchen Area

13'1"22'11" x 55'9" (4'7 x 17)

First Floor Rear Space

14'10 x 11'7 (4.52m x 3.53m)

Storage Room

7'8 x 9'8 (2.34m x 2.95m)

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

Postcode - BL8 4BB What three words - [///giant.branch.prefer](#)

