



CITRUS
COMMERCIAL CIRCLE



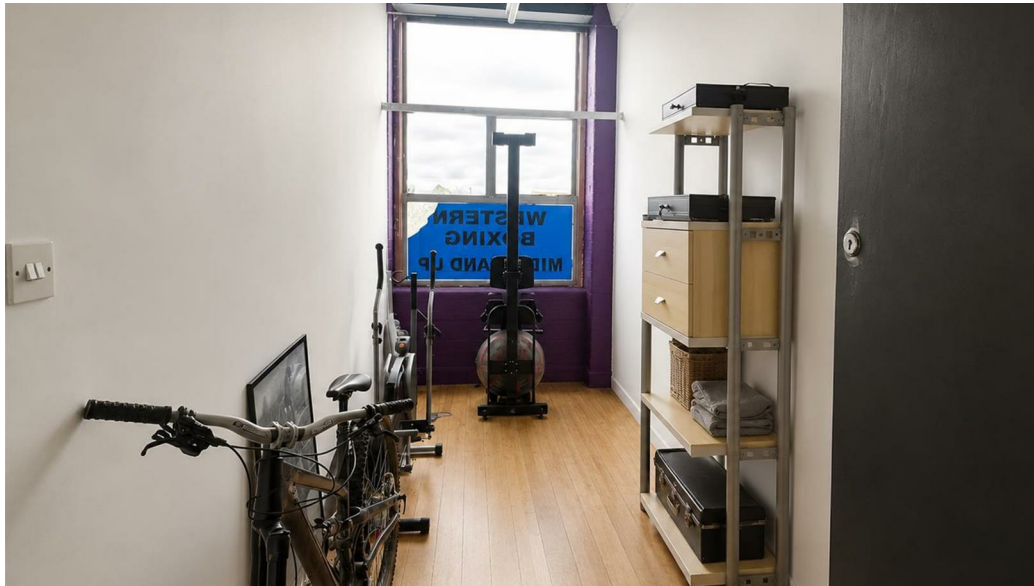
First Floor Commercial Unit To Let – Britannia Mill, Cobden Street, Bury, BL9

£1,250 Per Month

An excellent opportunity to lease a versatile first floor commercial unit extending to approximately 2,500 sq ft within the established Britannia Mill development in Bury.

First Floor Commercial Unit To Let – Britannia Mill, Cobden Street, Bury, BL9

- Approximately 2,500 sq ft
- First floor commercial accommodation
- Previously occupied as an MMA gym
- Suitable for a wide variety of commercial uses (STP)
- Open-plan layout
- Established commercial location
- Adjacent to Jewson and Howarth Timber
- Excellent access to Bury town centre and M66 motorway



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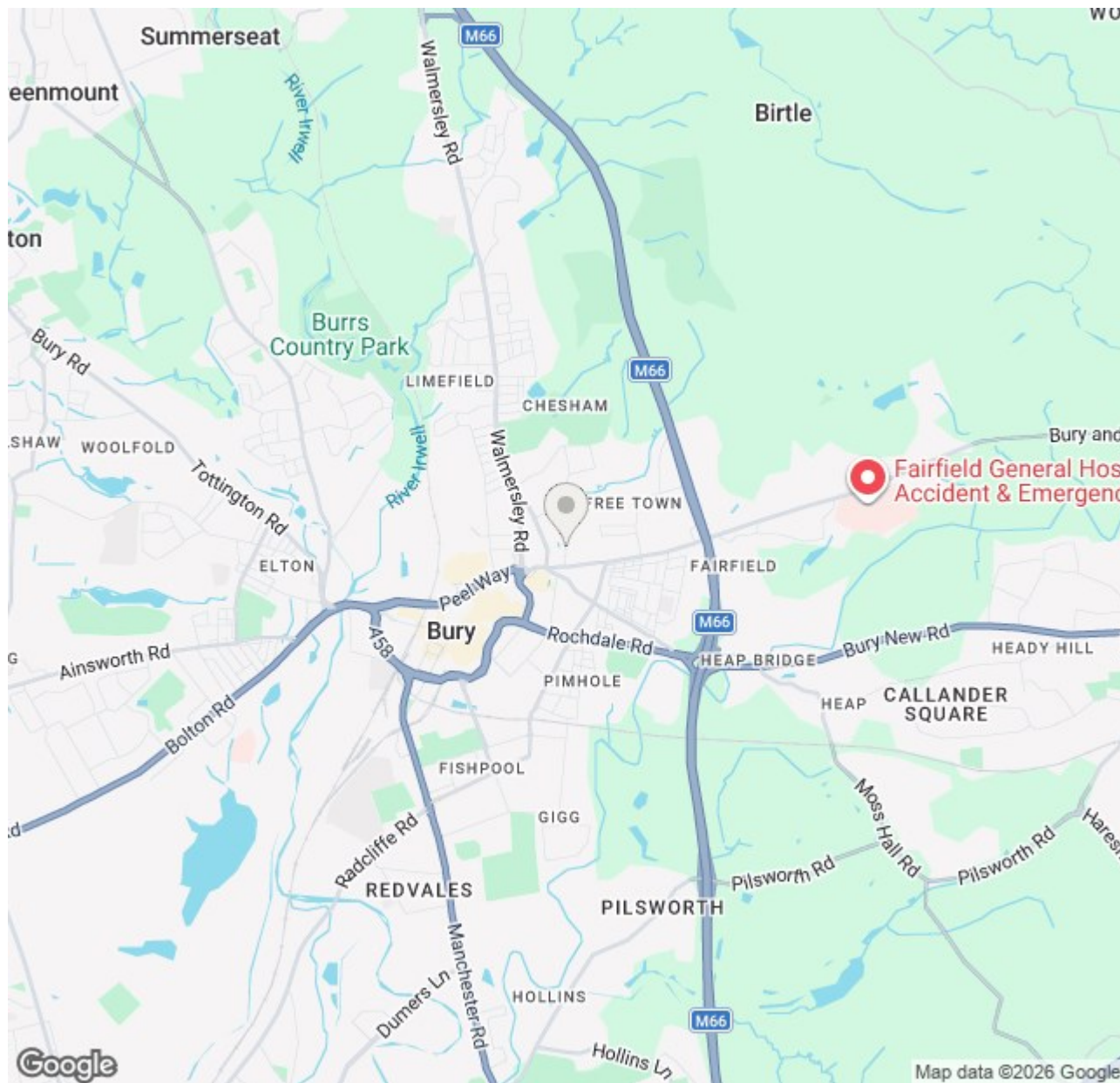
Previously occupied as a successful MMA gym, the premises offer spacious open-plan accommodation suitable for a variety of uses including fitness, leisure, studio space, offices, training facilities, storage, light industrial and other commercial uses, subject to the necessary consents.

Britannia Mill occupies a convenient position just off Bell Lane in the Freetown area of Bury, neighbouring established businesses including Jewson and Howarth Timber, creating an active commercial environment with excellent accessibility.

The property benefits from excellent transport links to Bury town centre together with convenient access to the M66 motorway, making it an ideal base for businesses serving Greater Manchester.

This represents an excellent opportunity to secure flexible commercial accommodation within a well-established business location.





Location

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Viewings

Viewings by arrangement only.

Citrus Commercial Circle

0161 383 1806

info@citruscommercialcircle.co.uk

James Byrne

Senior Negotiator

07501 883220

David Smith

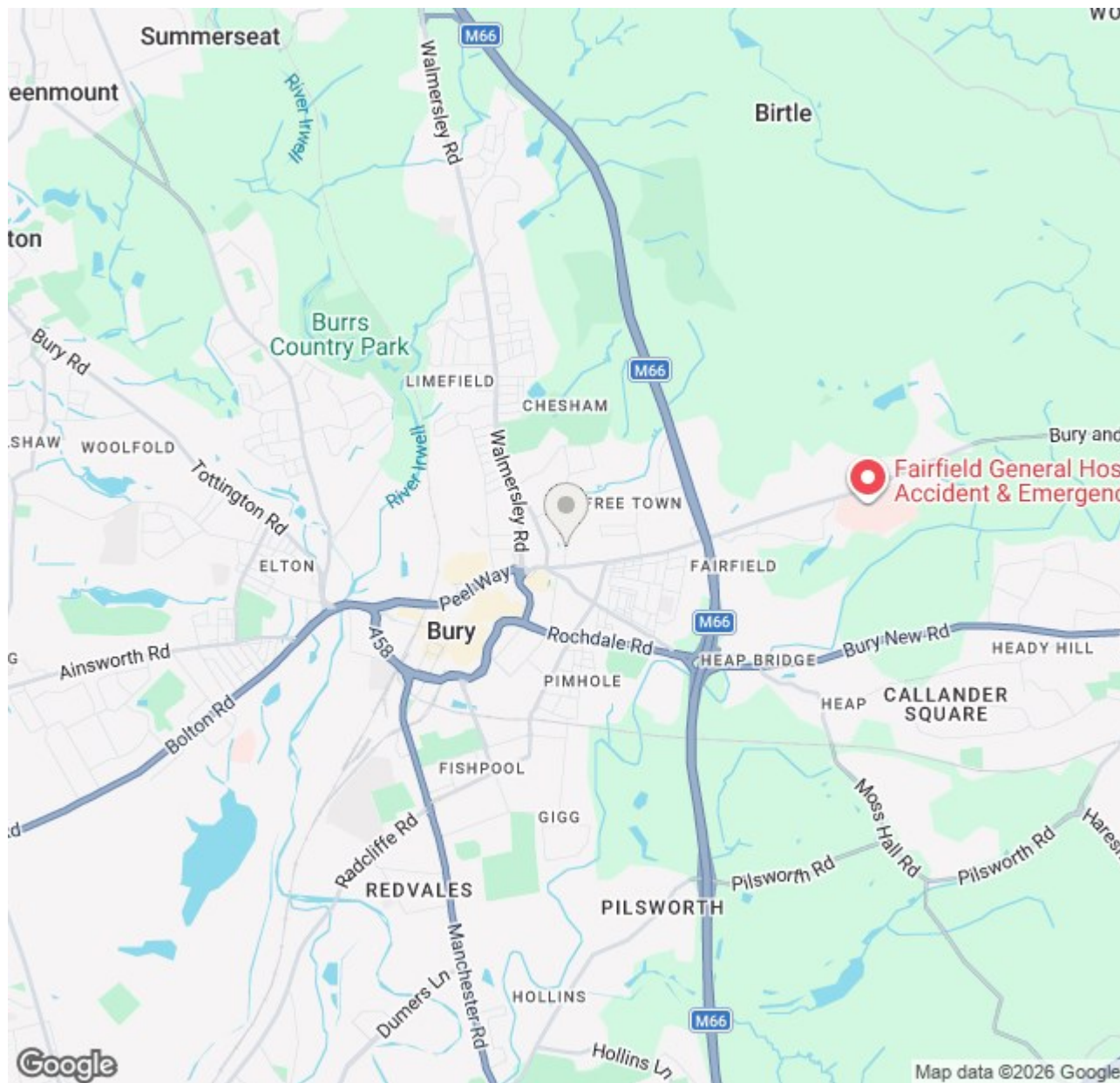
Senior Negotiator

07501 035218

Important Notice Citrus Commercial Circle for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Citrus Commercial Circle has any authority to make or give any representations or warranty in relation to this property.



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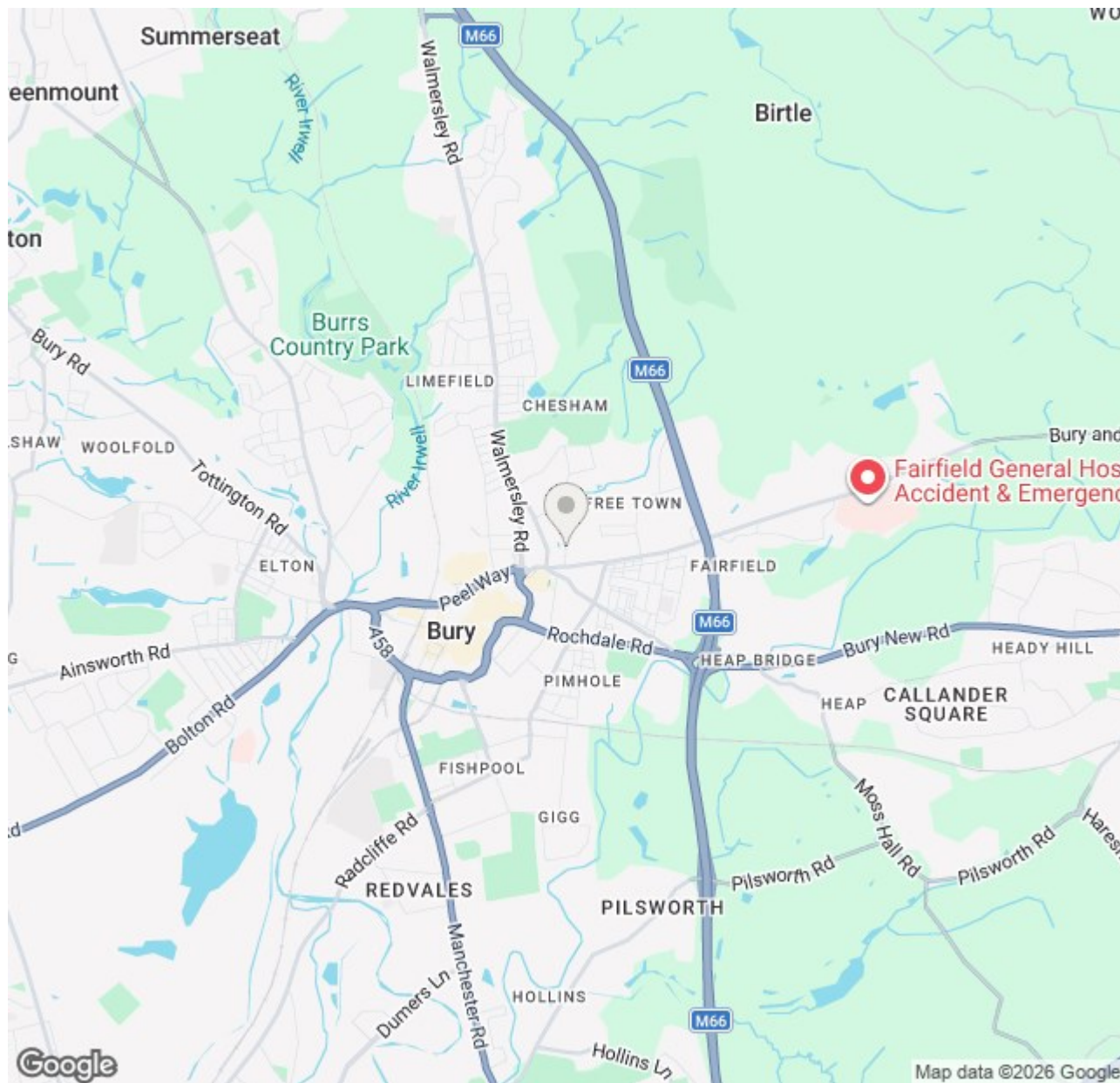
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