



CITRUS COMMERCIAL CIRCLE

Commercial property particulars

ESTABLISHED NURSERY PREMISES

TO LET | BURY



£30,000

per annum

2,859 sq ft

265.7 sq m GIA | Two floors

Available now

Vacant possession | Leasehold

Fully fitted nursery premises

EPC C - valid until April 2029

Secure yard, dedicated parking and exclusive outdoor play areas



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The premises & accommodation

A fitted setting for childcare

An exceptional opportunity to lease fully fitted nursery premises in an established commercial location in Bury. Available with vacant possession, the premises provide a ready-to-trade opportunity for an incoming nursery or childcare operator, with all relevant use class approvals, fit-out and infrastructure in place.

GROUND FLOOR

1,491 sq ft (138.5 sq m)

Reception, nursery playroom, two offices, kitchen, children's bathrooms, adult bathroom, laundry room and coat room.

FIRST FLOOR

1,368 sq ft (127.1 sq m)

Two nursery playrooms, kitchenette/sleep room, dining room, children's bathroom and adult bathroom.

EXTERNAL SPACE

Secure self-contained yard with dedicated parking for approximately 8-10 vehicles. Exclusive front and rear gardens and outdoor play areas total approximately 2,000 sq ft, with prominent main road frontage.



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Key features, location & viewings

Practical space. Established location.

- Fully fitted nursery premises - ready to trade
- Two floors totalling approximately 2,859 sq ft
- Secure yard with parking for 8-10 vehicles
- Exclusive outdoor play areas of approx. 2,000 sq ft
- Prominent main road frontage
- All use class approvals in place
- EPC Rating C - valid until April 2029

CONNECTED TO GREATER MANCHESTER

Situated in an established commercial location in Bury. The M66 motorway is approximately 10 minutes away, providing onward connections to the M60, M62 and the wider Greater Manchester motorway network.

VIEWINGS STRICTLY BY APPOINTMENT

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OFFICE ENQUIRIES

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