



To Let Commercial Premises - Suitable for a variety of uses

100-102 Water Street, Radcliffe, Manchester, Lancashire, M26 4BE

1,539 ft² (142.97 m²)

- Main Road Location
- Ideally suited for Veterinary, Medical or educational use
- Available for immediate occupation
- Recently Refurbished

Description

The subject property comprises a double-fronted, two-storey mid-terrace building currently in use as a veterinary practice. Constructed in traditional brick, the property features brick elevations beneath a pitched slate roof. It was originally configured as two separate units, which have subsequently been amalgamated by the current owner. The shopfronts consist of a combination of double- and single-glazed units.

Internally, the ground floor provides a spacious open-plan reception and waiting area, leading to two consulting rooms and an X-ray room, together with ancillary storage accommodating the dispensary. There is also an additional surgery and storage area. The ground floor benefits from suspended ceilings with fluorescent strip lighting, air conditioning, painted plaster walls, and vinyl floor coverings. To the rear, there is a small communal yard area.

In addition, there is an upper floor area accessed internally from the veterinary surgery. This space, is currently configured as office accommodation, providing a large open-plan office, staff kitchen, WC, and bathroom facilities. This area benefits from gas-fired central heating, carpeted flooring, and painted plaster walls.

Location

The property is situated along Water Street approximately 2.25 miles south-west of Bury Town Centre, 7.5 miles north-west of Manchester City Centre, and 4.5 miles east of Bolton Town Centre.

The location benefits from good transport connectivity, with Bolton Road (A58) in close proximity, providing access to Bury Town Centre and onward links to Junction 2 of the M66 motorway.

The surrounding area comprises a mix of local retail occupiers and lower-value residential properties. The subject property is located directly opposite a Tesco Express convenience store with a large customer car park.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and provides the following floor areas:

Ground Floor	1062sq ft
1st floor	477 sq ft
Total	1539 sq ft

Rent and Lease Terms

£20,000 Per annum payable monthly in advance and exclusive of all other outgoings.

The property will be held on full repairing and insuring lease for a term to be agreed.

Planning Use

Use class E

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EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value from April 2026 £9700

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
Mr Paul Cosgrave
paul.cosgrave@fletchercre.co.uk

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