



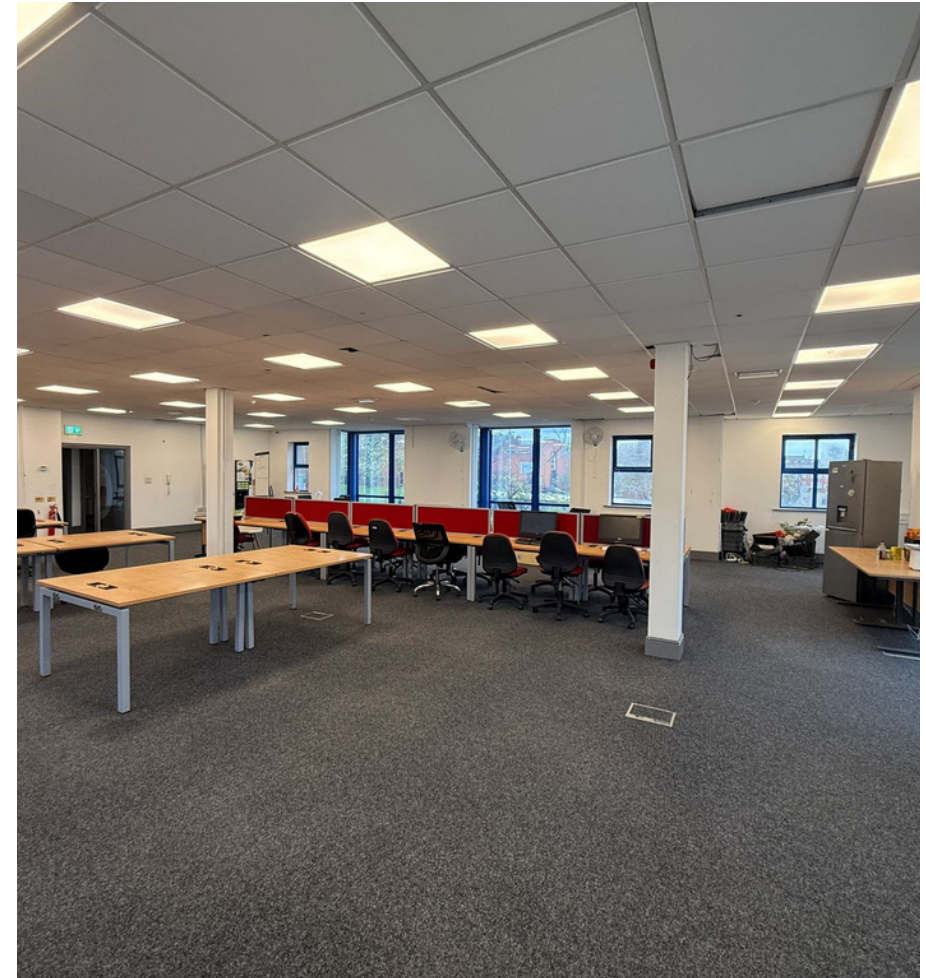
Retail / Leisure Property To Let in Bury Town Centre - Inwood House, Castlecroft Road, Bury, BL9

From approximately 2,572 sq ft to 8,000 sq ft, POA

The iconic Inwood House occupies a prominent position in Bury town centre and is immediately recognisable by its distinctive clocktower feature and extensive glazed elevations.

Retail / Leisure Property To Let in Bury Town Centre - Inwood House, Castlecroft Road, Bury, BL9

- Prominent and recognisable Bury town centre building
- Suitable for gym, fitness, leisure, studio and retail-style uses
- Large and flexible open-plan floorplates
- Accommodation available from approximately 2,572 sq ft to 8,000 sq ft
- Extensive glazing providing excellent natural light
- Passenger lift serving all floors
- Kitchen and W/C facilities on each level
- Private secure parking for approximately 30 vehicles
- Excellent access to the Metrolink, bus interchange and M66 motorway



Originally purpose-built as office accommodation, the property offers large, open-plan floorplates that provide excellent flexibility for a wide range of commercial, leisure and retail-style occupiers. The generous internal space would be particularly well suited to a gym, fitness centre, dance or yoga studio, martial arts academy, indoor activity venue, community facility, training centre or other leisure-related business, subject to the necessary planning consent.

The first and second floors benefit from expansive open-plan layouts with extensive glazing, creating bright and welcoming spaces with excellent levels of natural light. The ground floor has previously been divided into smaller suites; however, the partitioning could be removed relatively easily to create a larger open-plan area suitable for retail, showroom, studio or customer-facing uses.

Each floor benefits from its own kitchen and W/C facilities, allowing the floors to be occupied independently or combined for businesses requiring a larger headquarters or multi-level leisure facility. More favourable lease terms may be available to an occupier taking the entire building.

The property benefits from central heating, floor-mounted power boxes throughout the main floorplates and a passenger lift serving all levels. The flexible configuration would allow occupiers to create reception areas, changing facilities, treatment rooms, studios, training spaces, offices or open activity areas.

A major benefit is the private and secure rear car park, reserved for occupiers of Inwood House and providing approximately 30 parking spaces, including several accessible spaces.

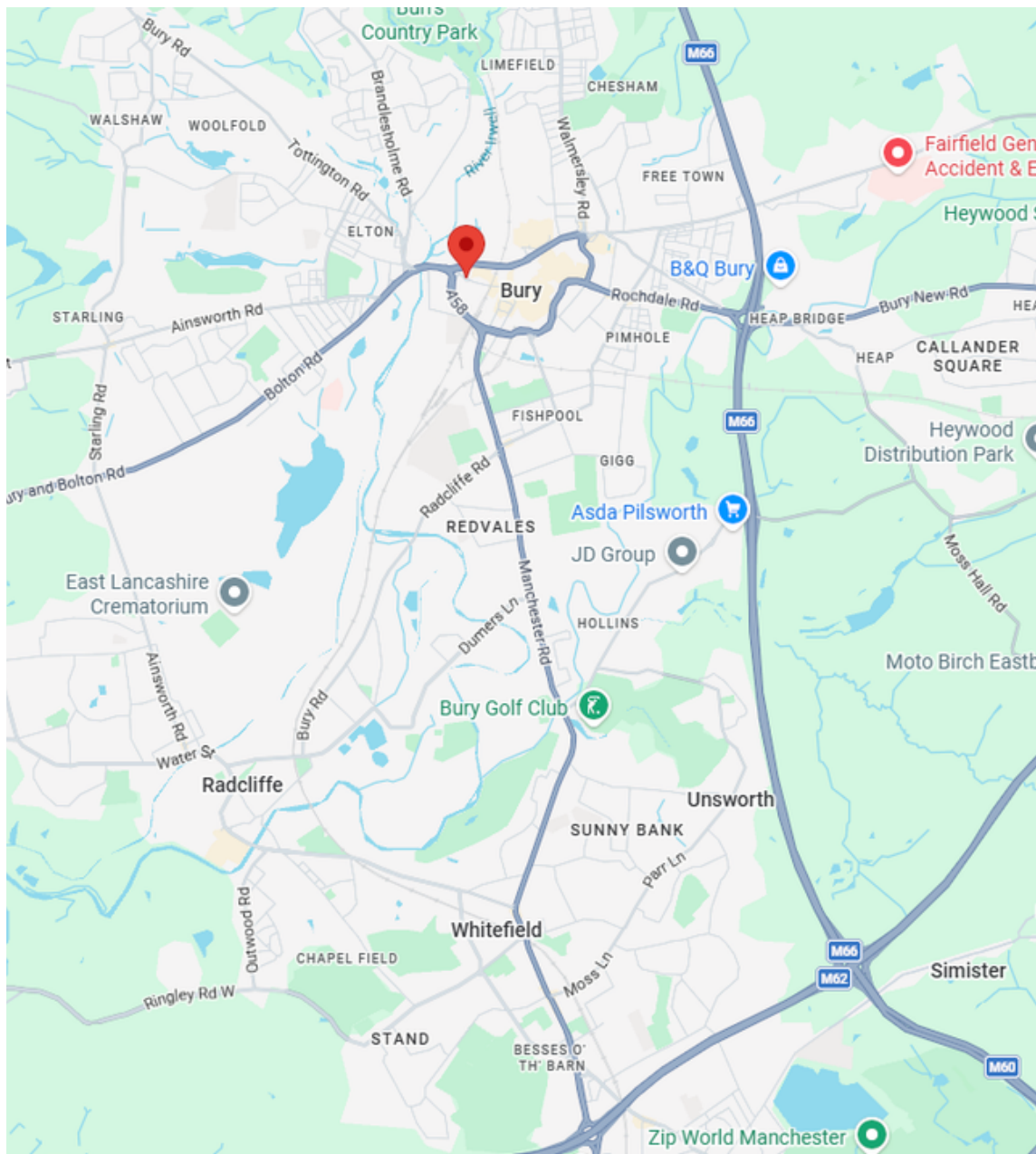
Inwood House is prominently situated at the junction of Jubilee Way and Peel Way in Bury town centre. Bury Metrolink Station and Bus Interchange are approximately a five-minute walk away, while Junction 2 of the M66 motorway can be reached within approximately five minutes by car. The location provides convenient access throughout Greater Manchester, with Bolton town centre approximately 15 minutes to the west.

Business rates, VAT and service charges may apply and will be dependent upon the size and accommodation leased.

Size: From approximately 2,572 sq ft to 8,000 sq ft.

All proposed uses are subject to the necessary planning and statutory consents.





Location

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Viewings

Viewings by arrangement only.

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