



**DETACHED BUILDING WITH SHOP AREA AND LIVING SPACE.  
IDEAL BUY TO LET OR PROPERTY FOR AN OWNER OCCUPIER.**

## **167 Radcliffe Road**

Bury, BL9 9LN

Retail

# **FOR SALE**

**1,040 sq ft**

(96.62 sq m)

- SHOP WITH LIVING ACCOMMODATION
- GOOD FOOTFALL & PASSING TRAFFIC
- POTENTIAL TO CONVERT TO DETACHED HOME STP
- IDEAL BUY TO LET

# 167 Radcliffe Road, Bury, BL9 9LN

## Summary

Available Size	1,040 sq ft
Price	£220,000
Rates Payable	£1,272.45 per annum
Rateable Value	£2,550
EPC Rating	Upon Enquiry

## Description

A good sized detached unit offering scope for multiple uses and the potential to convert to a residential home subject to the necessary permissions. Located on a busy main road it offers great roadside presence and over 1000sq ft of space. Comprises a god size shop floor, internal hallway, lounge/store room and a kitchen. To the first floor are three rooms previously used as bedrooms and a fitted bathroom. To the side of the property is a car port leading to a detached garage which would make great storage. To the rear is an enclosed garden and the potential for off road parking to the front. For more information to arrange a viewing please contact the office.

## Location

Located on Radcliffe Road, just off Manchester Road with good footfall and passing traffic.



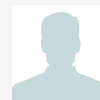
## Viewing & Further Information



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