



Detached Freehold Property close to Bury Grammar, flexible accommodation and parking spaces

# 72-74 Tenters Street

Bury, BL9 OHL

Office

# FOR SALE

## 1,800 sq ft

(167.23 sq m)

- Freehold
- Short Stroll to Metrolink and Town Centre
- Suit multiple uses
- Potential to convert (STPP)
- Full of Character
- Investment Potential

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#### Summary

Available Size	1,800 sq ft
Price	£360,000
Rates Payable	£8,857.25 per annum
Rateable Value	£17,750
EPC Rating	Upon Enquiry

#### Description

This is a rare opportunity to purchase a freehold detached commercial property in one of the most sought after areas in Bury. Located opposite Bury Grammar School it is within a short stroll of Bury Town Centre and the Metrolink network. It is currently utilised with a ground floor storage/packaging area and the first floor is a quirky design studio/ office space with exposed brick work and stripped and varnished period floorboards. The flexible accommodation would lend itself to a number of potential uses such as traditional offices, beauty/ treatment rooms, tutoring, dentistry etc.

The layout and location would also lend itself to conversion to residential accommodation (subject to the necessary permissions) , in our opinion it could be converted into a pair of semis, four apartments or even a lucrative HMO. The property comes with off road parking for five vehicles.

For more information or to arrange a viewing please contact the office



### Viewing & Further Information



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