

TWO STOREY EXTENDED COMMERCIAL PREMISES LOCATED ON A MAIN ROUTE BETWEEN BURY \& M66 MOTORWAY

165 Rochdale Road
Bury, BL9 7BB
Retail
FOR SALE

- TWO STOREY COMMERCIAL PREMISES
- POPULAR LOCATION
- POTENTIAL TO CONVERT TO SHOP \& FLAT STP
- MAIN ROAD BETWEEN M66 \& BURY CENTRE

1,025 sq ft
(95.23 sq m)

## 165 Rochdale Road, Bury, BL9 7BB

| Summary |  |
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| Available Size | $1,025 \mathrm{sq} \mathrm{ft}$ |
| Price | Offers in excess of $£ 150,000$ |
| Rates Payable | $£ 2.63$ per sq ft <br> With rate relief for small businesses it will be zero value |
| Rateable Value | $£ 5,400$ |
| EPC Rating | Upon Enquiry |

## Description

A vacant two storey extended commercial property located on Rochdale Road in Bury. The property would be ideal to convert to a shop with flat above, subject to the usual consents.

It comprises:
GROUND FLOOR
Shop Floor 9.21m x 4.54m (max)
Inner Hallway
Rear Storage Area $8 \mathrm{~m} \times 4.19 \mathrm{~m}$
FIRST FLOOR
Landing
Front Room 4.5m x 3.5m (max)
Rear Room 5.1m $\times 4.5 \mathrm{~m}$ (max)
Kitchen $1.7 \mathrm{~m} \times 0.8 \mathrm{~m}$
W.C.

The property does require refurbishment, but would make an ideal buy to let investment once completed.


Viewing \& Further Information


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