



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

165 Rochdale Road

Bury, BL9 7BB

Retail

FOR SALE

1,025 sq ft

(95.23 sq m)

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

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Summary

Available Size	1,025 sq ft
Price	Offers in excess of £150,000
Rates Payable	£2.63 per sq ft 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 8m x 4.19m

FIRST FLOOR

Landing

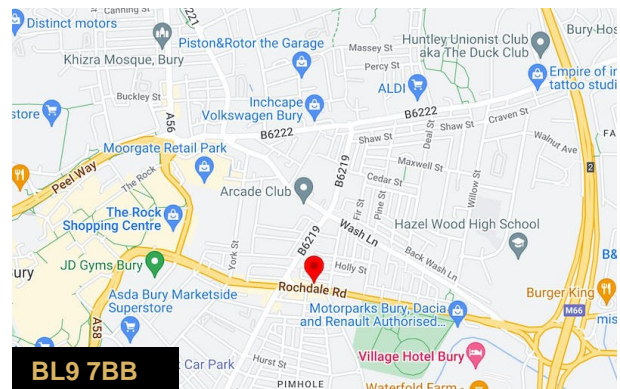
Front Room 4.5m x 3.5m (max)

Rear Room 5.1m x 4.5m (max)

Kitchen 1.7m x 0.8m

W.C.

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



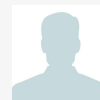
Viewing & Further Information



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