



OVER 4,000 SQ FT SET OVER FIVE FLOORS (INCLUDING CELLAR). THE BUILDING IS LOCATED IN BURY CENTRE AND IS IDEAL FOR DEVELOPERS OR INVESTORS.

4-6 Silver Street

Bury, BL9 0EX

Investment - Mixed use, High
Street Retail

FOR SALE

4,000 sq ft

(371.61 sq m)

- OVER 4,000 SQ FT IN BURY TOWN CENTRE
- SET OVER FOUR FLOORS PLUS CELLAR
- IDEAL FOR CONVERSION SUBJECT TO THE USUAL CONSENTS
- FREEHOLD BUILDING

Where your business belongs

4-6 Silver Street, Bury, BL9 0EX

Summary

| | |
|----------------|---------------------------------------------------------------------------------------------------------------------------------|
| Available Size | 4,000 sq ft |
| Price | £350,000.00 |
| Rates Payable | £3.58 per sq ft The rates are split, £11,000pa for part of the ground floor and £17,000pa for the entrance and upper floors. |
| Rateable Value | £28,000 |
| Service Charge | N/A |
| Car Parking | N/A |
| VAT | Applicable. VAT Applicable |
| Estate Charge | N/A |
| EPC Rating | D (87) |

Description

A prominent building located in the heart of Bury town centre. The building is set over four floors and also has a cellar. The building is over 4,000 SQ FT.

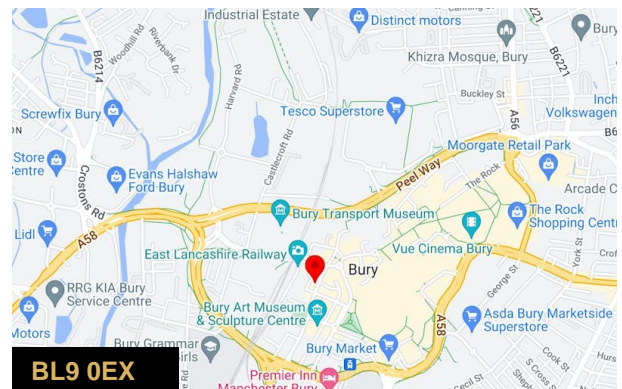
The property would suit an investor as the building is currently vacant and could be converted to provide multiple units of residential, commercial, or mixed use subject to any consents required. It would also be of interest to business owners looking to purchase their own premises to work or trade from.

VAT is applicable on the purchase price.

Please make sure to view the floor plan and video to gain further information on the layout. For any enquiries or for viewings, please contact Pearson Ferrier on 0161 764 4440.

Location

The property is located on Silver Street in the centre of Bury and is a short walk from both the bus and tram stations.



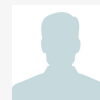
Viewing & Further Information



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