



Grove Point
263 Bury New Road
Manchester
M8 8DY

**4,197
SQ.FT**



- Extremely Prominent Land
- Planning for Trade Counter Unit
- Planning Ref 21/78181/FUL
- Site Area approx 0.3 acres
- Direct Frontage onto Bury New Rd
- Proposed Rear Yard/Parking
- 1.6 miles from Manchester Centre

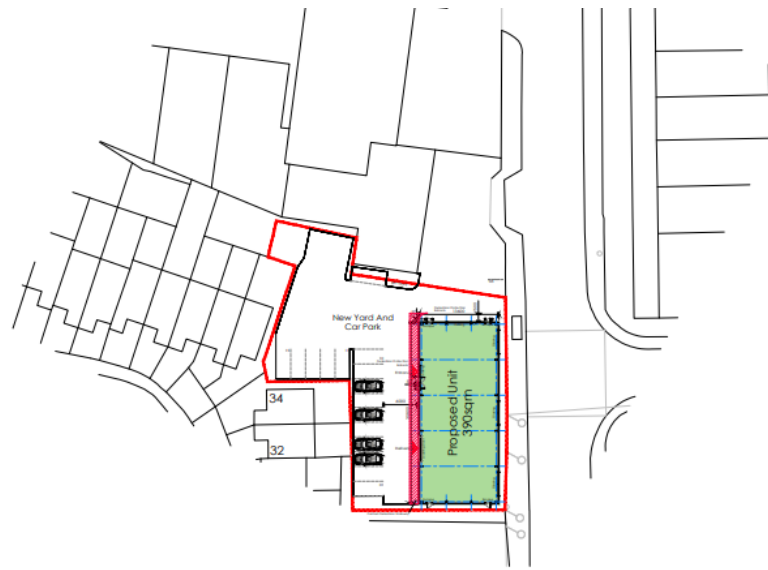
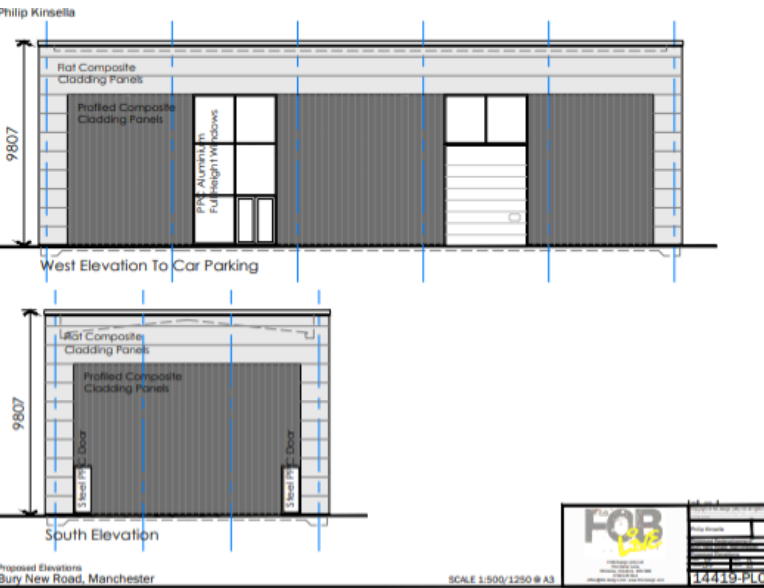
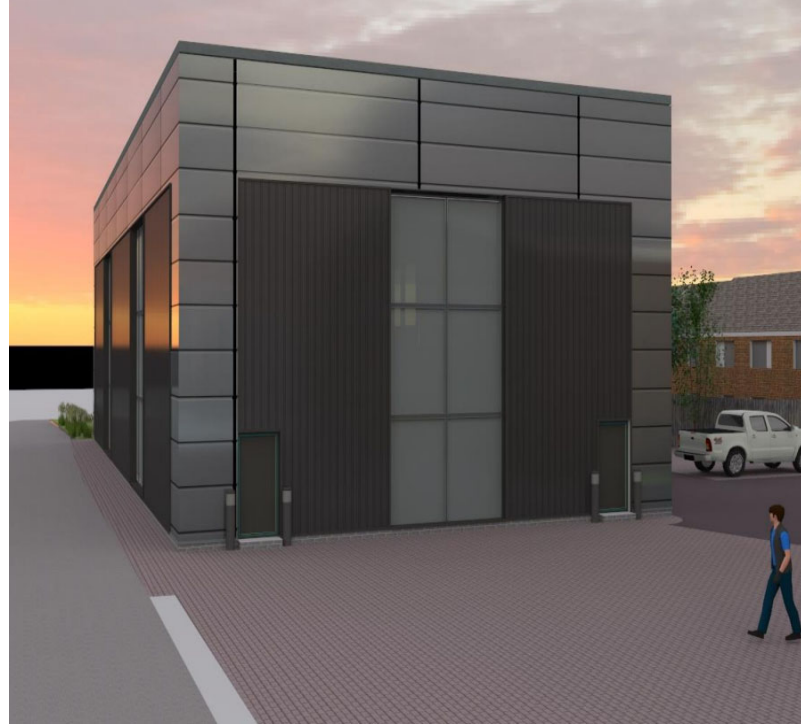
Location

The site is prominently located in an established trade pocket with direct main frontage onto Bury New Road. Bury New Road provides the main arterial road connecting the northern parts suburbs to Manchester City Centre

Manchester City Centre - 1.6 miles

Manchester Victoria- 1.1 miles

Key local occupiers include Kwik Fit, Halfords, Machine Mart, Enterprise, Pure Gym & Tim Hortons



Description

A prominent industrial development site. The property can be summarised as follows:

- Planning for the Erection of industrial/commercial (B2) unit with associated trade counter, landscaping and parking
- Salford City Council Planning Reference 21/78181/FUL. Granted 12th January 2023
- On a site area of approximately 0.3 acres
- Proposed 2 adjoining 2098 sqft trade counter units of traditional construction available separately or combined of 4197 sqft
- Extremely prominently located with direct main road frontage onto Bury New Road
- Proposed rear yard suitable for rear loading and parking/storage
- Suitable for traditional Industrial or trade use
- Proposed Unit ridge height - 9.8m

Services

All mains services available to the property. Electricity, water, gas and drainage

Rateable Value

For information on Rateable Value please visit www.voa.gov.uk

Price

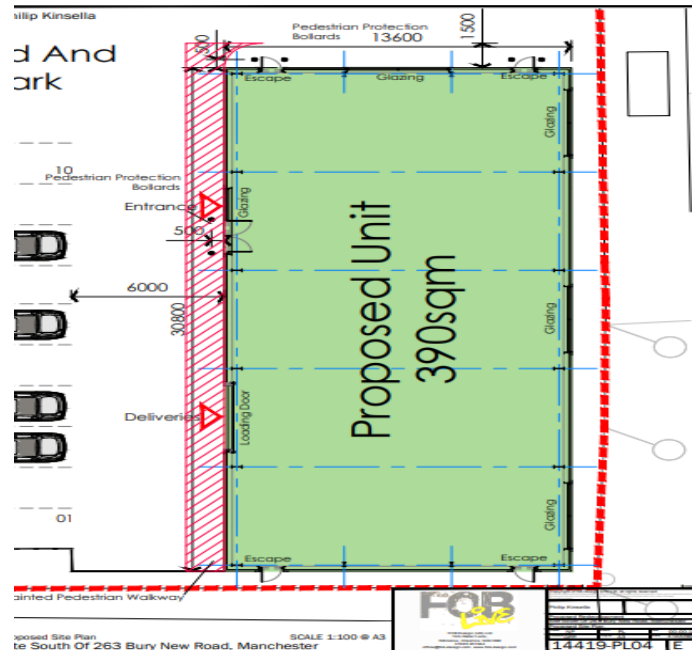
Offers in the region of £300,000

EPC

Not applicable

Terms

We understand that the property is Freehold



VAT

All figures are quoted exclusive of but maybe subject to VAT

Viewing

Via Sole Agents MBRE

Contact Michael Blackshaw 07792201467

Misrepresentation Act

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