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Peel Bridge Mill Kenyon Street, Bury, BL0 0AB

Price guide £1,100,000



An exceptional and versatile mixed-use property — The Chimney House offers a substantial commercial unit with excellent facilities and a self-contained two-bedroom apartment above, presenting a unique opportunity for business, investment, or live-work purposes.

The ground floor commercial unit is highly functional and well equipped, featuring both phase 1 and phase 3 electrics, a concertina door for easy vehicular access, and shuttered windows for added security. The site benefits from 24-hour recovery access, a commercial fuel tank, floodlighting, and security camera coverage, making it ideal for those requiring secure, round-the-clock operations.

Previously suited to a range of trades, this property would be particularly well suited to a builder's merchant, automotive business, or light industrial user. Importantly, the premises are currently exempt from business rates, offering valuable cost savings to an occupier.

Above the commercial space sits a spacious two-bedroom apartment, perfect for on-site living or as a separate rental opportunity. The accommodation includes an open-plan living area, fitted kitchen, bathroom, and two generous bedrooms.

- Substantial mixed-use property comprising a commercial unit with a two-bedroom apartment above
- 24-hour recovery access ideal for automotive, logistics, or operational purposes
- Self-contained two-bedroom apartment providing comfortable living or rental opportunity
- Excellent investment opportunity combining work and lifestyle or dual-income potential
- Ground floor fitted with both phase 1 and phase 3 electrics, suitable for a range of business uses
- Versatile commercial space offering potential for workshop, storage, or creative enterprise
- Conveniently located close to Ramsbottom, Tottington, and Bury with strong transport links

