



## Premier

Ref: 5613564

62-64 Parsonage Street, Bury, BL9 6BL

Freehold: £350,000

Weekly sales circa £4,000 excl. services

4 bed owner's accommodation

Parking to the front & side of the store

Relied upon by the local community

Huge potential to increase sales

Energy Rating D



A large freehold convenience store located upon a busy main road on Parsonage Street, Bury. This business is fitted to a high standard. A rare opportunity to acquire a longstanding convenience store.

There are four bedrooms above the store with independent access. There is an opportunity to split the house and shop should the buyer want to rent the accommodation separately.

This is two properties converted in to one large property, and could revert back to two separate properties, creating a letting opportunity.

Please click [Link](#) for Virtual Tour



#### External Details

The business benefits from having free to use parking spaces directly to the side of the store for customer use.

#### The Opportunity

This Premier convenience store is relied upon by the local community. This business is fitted to a high standard and is being offered on a freehold basis which is a bonus with the huge accommodation. The accommodation is fitted to a good standard and is ready to be moved into. Above the store there are four bedrooms which is a substantial space and ideal for a family.

#### Location

The property is situated at a crossroads on a busy main road which runs through Bury. The site benefits from being surrounded by a huge residential area, and the shop could go from strength to strength.

#### Internal Details

The store is well-equipped with chillers, shelving and gondolas. The business sells a full range of products as would be expected for a convenience store, including alcohol, tobacco, confectionery, and general items of convenience. The business also has the National Lottery facilities.





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### Trading Information

Trading information shows average weekly sale of circa £4,000 per week but due to looking after their child and elderly parents the vendor is not able to make the efforts the shop needs to run at the full potential.

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### Trading Hours

Monday to Friday: 8am - 9pm  
Saturday - Sunday 9am - 9pm

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### Staff

Currently owner operated.

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### Fixtures & Fittings

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.



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### Business Rates

The Rateable Value is £5,300 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

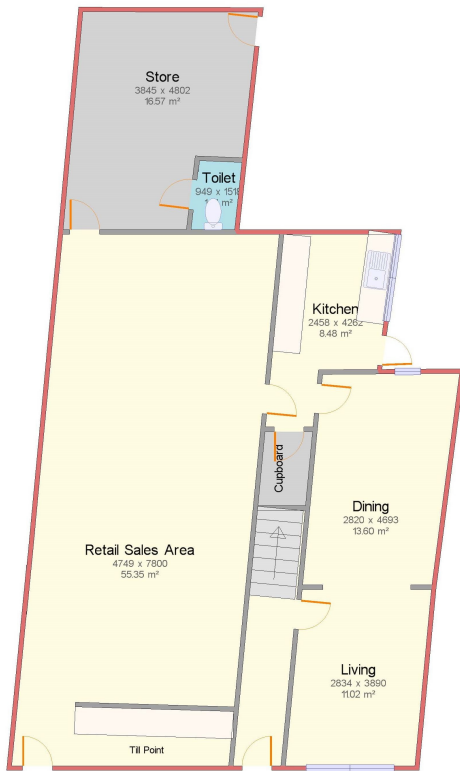
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### Regulatory

The appointment of the National Lottery is at the sole discretion of Camelot Plc.  
Premises licence.

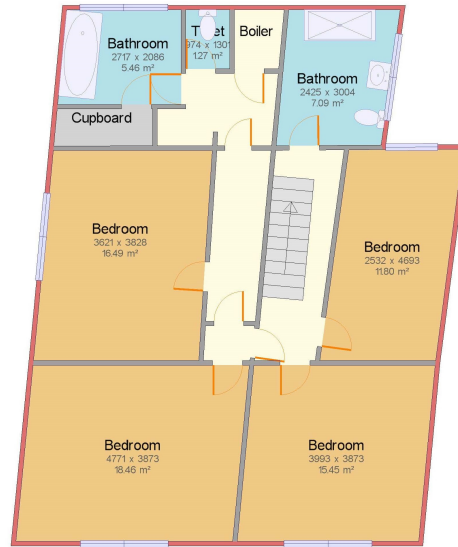


Gross internal area: 117.69 m<sup>2</sup> (1266.8 ft<sup>2</sup>)



Ground Floor

Gross internal area: 99.10 m<sup>2</sup> (1066.7 ft<sup>2</sup>)



1st Floor

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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Steve Riley

Business Agent - Retail & Leisure

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Nottingham



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189