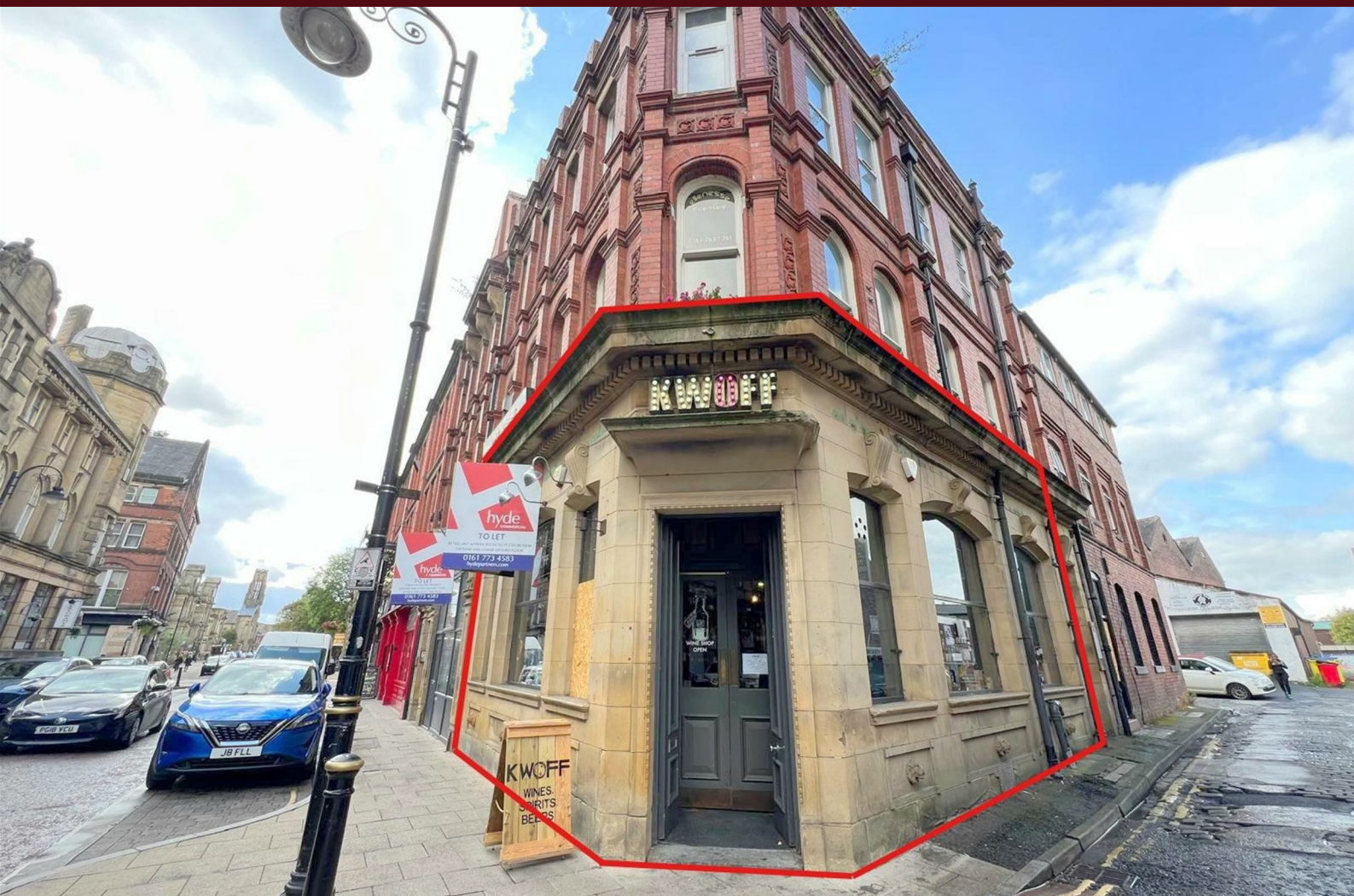
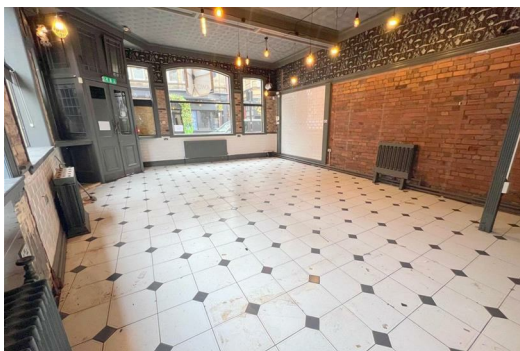




**8 Silver Street, Bury
BL9 0EX**

£1,250 Per Calendar Month

Hyde Estates present this prominent corner retail unit located in the heart of Bury, fronting Silver Street. Occupying the ground and lower ground floor of this beautiful building with an ornate stone fascia. Approx gross internal area is 612.04 SQ FT / 56.86 SQ M.



Formerly trading as a wine merchants. This end corner unit is arranged over the ground and lower ground floor. Accessed through double doors with an inner vestibule to the front retail area, which features high ceilings with coving, exposed brick walls and large windows allowing natural light to flood in, and tiled flooring. The lower ground floor offers three further rooms together with a walk-in vault and WC. The surrounding area is a vibrant mix of retail, dining, nightlife and leisure, featuring the Millgate Shopping Centre and well-known brands such as, NatWest, Joseph Holt, Subway, McDonald's, Tim Hortons together with a multitude of independents ensuring a thriving commercial environment.

This would be an ideal opportunity for range of different uses.

Location - situated on an established parade of shops on Silver Steet, conveniently located to Bury bus station, Metrolink, M66 motorway junction 2 and Bury East Lancs Railway Station.

Accommodation- approximately 612.04 SQ FT / 56.86 SQ M.

Terms of lease- by negotiation

VAT - we understand the property is not liable for VAT

Usage - Retail/Financial and Professional Services
Business rates – for further information please contact Bury Council's Business Rates Department on 0161 253 5000.

Legal costs - Each party to bear their own legal costs.

EPC - C

Viewings - Hyde Estate & Letting Agents 0161-773 4583



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(37-47) F			(37-47) F		
(1-36) G			(1-36) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

1 St. Margarets Road, Prestwich, Manchester, M25 2QB

