



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

£1,500 Per Calendar Month

Hyde Estates present this Public house and premises located in the heart of Bury, fronting Silver Street. A true Tardis which occupies the ground and lower ground floor, featuring high ceilings and timber flooring. Approx gross internal area is 2200 SQ FT / 204 SQ M.



This mid terrace property is arranged over the ground and lower ground floor. Accessed via a shop front which leads directly into the large retail area. The full retail area measures 64' x 18'7" and is complimented by high ceilings with coving, exposed brick walls and beautiful timber flooring (possibly original). The lower ground floor offers further rooms/storage together with male and female toilets.

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 an experienced bar operator.

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 2200 SQ FT / 204 SQ M.

Terms of lease- by negotiation

VAT - we understand the property is not liable for VAT

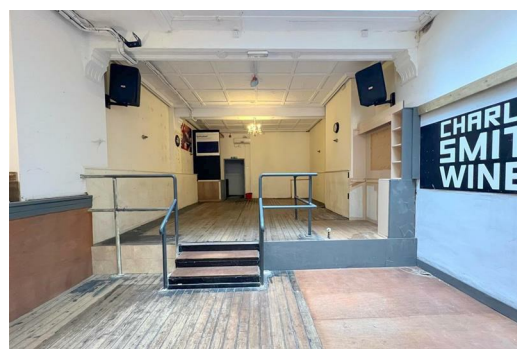
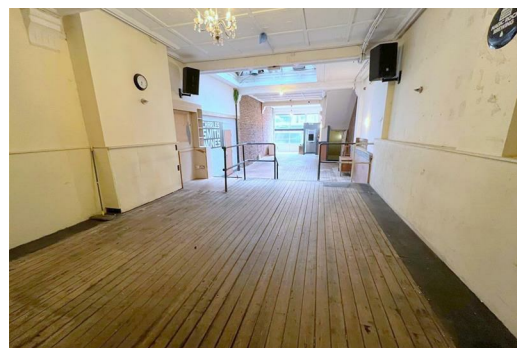
Usage – Public house and premises

Business rates – The property is described as " Public house and premises" with a current rateable value of £16,750 per annum. This is the rateable value for the property, it is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill. 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		
(43-54) E			(43-54) E		
(31-42) F			(31-42) F		
(1-20) G			(1-20) 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