



**A TWO STOREY COMMERCIAL PROPERTY LOCATED ON
MARKEST STREET AT THE JUNCTION WITH PARKHILLS ROAD.
AN IDEAL BUY TO LET WITH A TENANT IN PLACE.**

254 Market Street

Bury, BL9 9JN

Investment

FOR SALE

818 sq ft

(75.99 sq m)

- A TWO STOREY COMMERCIAL PROPERTY
- TENANT IN PLACE AT £10,800PA
- POTENTIAL WHEN VACANT TO SPLIT TO SHOP AND FLAT
- CLOSE TO BURY CENTRE

254 Market Street, Bury, BL9 9JN

Summary

Available Size	818 sq ft
Price	£200,000
Rates Payable	£2.35 per sq ft
Rateable Value	£3,850
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable
Estate Charge	N/A
EPC Rating	C (61)

Description

A great commercial investment opportunity which is located close to Bury centre, Bury College and Holy Cross College. The property is located on Market Street close to the junction of Parkhills Road.

The property is a two storey property comprising:

Ground Floor

Front Shop Area 5.4m x 3.63m

Kitchen 4m x 3.68m

Rear Food Prep Room 2.9m x 2m

Store Room 4m x 1.8m

First Floor

Landing

Front Room 5m x 3.66m

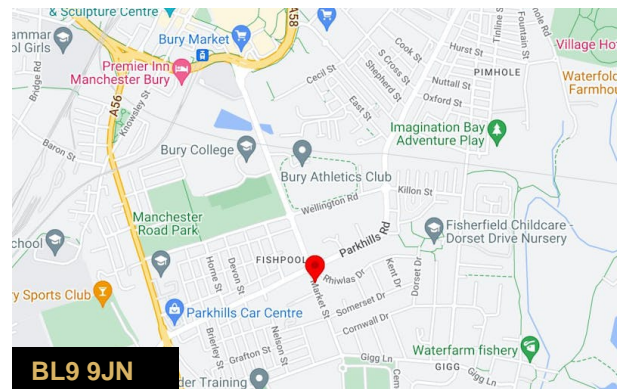
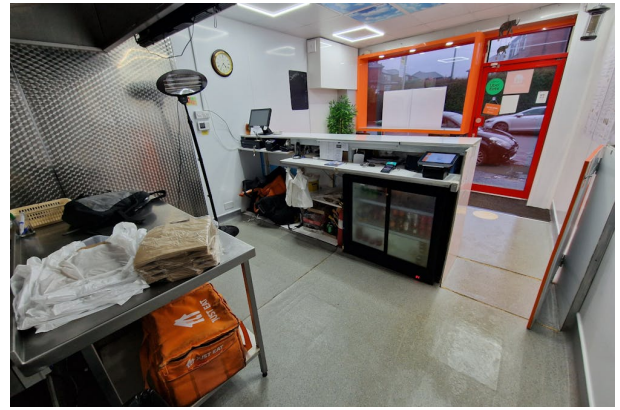
Rear Room 4.1m x 2.7m

Bathroom

Rear - Yard Area

The property comes with a tenant in place, however should it be vacant in future it would lend itself to conversion to a shop and flat above subject to the usual consents.

This is a great investment opportunity, viewings are strictly by appointment through Pearson Ferrier.



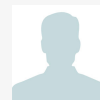
Viewing & Further Information



Simon Harvey

0161 764 4440

commercial@pearsonferrier.co.uk



Stuart Pearson

07956405651

stuart.pearson@pearsonferrier.co.uk

More properties @ [pearsonferrier.co.uk](https://www.pearsonferrier.co.uk)