

THE ROCK, BURY, BL9 0NB



- Prime Town Centre Location
- Rooms Over Five Floors
- Potential to Convert
- Approx 1710 sq ft
- Ideal Investment Opportunity
- Early Viewing Advised
- FREEHOLD
- Internal Inspection Recommended



Offers Over £300,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



Cardwells estate agents are pleased to bring to market this substantial commercial property in Bury town centre. Occupying a prime location on The Rock this large commercial premises boasts rooms over five floors and has huge potential! Currently tenanted for £21,000per annum with potential to increase to £30,000 once vacant, this property is sold with no onward chain. Boasting 171 sq meters or 1710 sq feet this property comprises of; shop floor, cellar, four rooms over two floors with kitchen and toilet and a further two attic rooms! Early and internal viewing is highly advised.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Shop Floor 47' 0" x 14' 7" (14.31m x 4.44m) Glass fronted shop window. Lighting. Storage room. Door to rear exit.

1st Floor Room 1 15' 2" x 11' 9" (4.62m x 3.58m) Two large windows to front aspect. Lighting.

Kitchen area 8' 0" x 5' 6" (2.44m x 1.68m) A range of wall and base units with stainless steel sink and drainer. Lighting.

Storage area leading to WC Low flush wc. Wash hand basin. Window to rear aspect.

2nd Floor Room 1 15' 2" x 11' 9" (4.62m x 3.58m) Two windows to front aspect. Lighting.

2nd Floor Room 2 11' 9" x 11' 4" (3.58m x 3.45m) Window to rear aspect. Lighting.

Attic Room 1 14' 8" x 13' 5" (4.47m x 4.09m) Unused attic space with potential to convert into a room.

Attic Space 2 14' 3" x 14' 4" (4.34m x 4.37m)

Price Offers Over £300,000

Viewing Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. We encourage all interested parties to seek clarification of this from their solicitor.

Conservation area Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that the family home is in a position which is regarded as having a "very low" risk of flooding.

Thinking of Selling If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Arranging a Mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

