

DEVELOPMENT OPPORTUNITY, SUNNYBANK, UNSWORTH, BURY, BL9 8ET



8,985 Sq Ft (834.71 Sq M)

- **SITE AREA 0.59 ACRES**
- **CONFIDENTIALLY AVAILABLE**
- **PROMINENT LOCATION FRONTING THE A56**
- **POTENTIAL FOR REDEVELOPMENT / CHANGE OF USE**



LOCATION

The property is situated at the junction of Sunnybank Road and Manchester Road, which is the A56.

The site is approximately 2 miles South of Bury Town Centre and approximately 1 mile North of Whitefield Town Centre.

Access to the motorway network is via Junction 3 of the M66, which is 1.25 miles to the East, or Junction 17 of the M60, which is 3 miles to the South.

This is a prominent property fronting one of the main roads into Manchester City Centre.

DESCRIPTION

The property consists of an existing religious building which roughly rectangular in shape and comprises of a steel structure clad mostly in cavity brickwork, with UPVC windows and generally flat roofs.

The property comprises of four main sections on the ground floor, including religious area; function room; kitchen, and ancillary accommodation. The first floor is a further meeting area.

Relocation - The owners would like to remain on site if possible, either in a relocated or temporary building or within any proposed redevelopment.

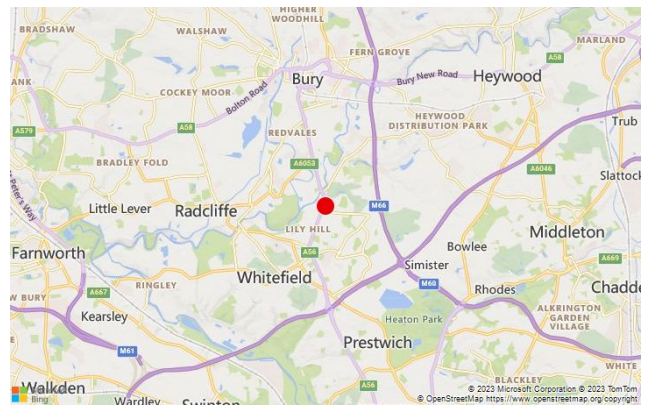
ACCOMMODATION

	Sq. Ft	Sq. M
First Floor Meeting Room	1,146	100.96
Ground Floor		
Worship Area	3,230	305.71
Function Room	2,110	196.11
Kitchen	492	45.73
Stores	581	54.05
Remainder	1,426	132.15
Total Area	8,985	834.71

(Measurements to be confirmed) Measured on a gross internal basis.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



SITE AREA

0.59 Acres

SERVICES

All main services are installed including gas fire heating and fire and intruder alarms.

SERVICES RESPONSIBILITY

It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

PRICE / RENT

On Application

TENURE

The premises are available on part freehold and part leasehold.

See attached plan, the freehold area is edged in red and the leasehold area is edged in green.

This is held on a Ground Lease with 41 years remaining.

Further information is available on request.



0161 763 0828

PLANNING

The building and site currently has planning for F, (i.e., a place of worship), other uses will be considered subject to planning permission.

LEGAL FEES

Each party to be responsible for their own legal fees.

VIEWING

Strictly by appointment with the sole agents.

NOLAN REDSHAW

Contact: Paul Nolan
Tel: 0161 763 0822
Email: paul@nolanredshaw.co.uk

ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.

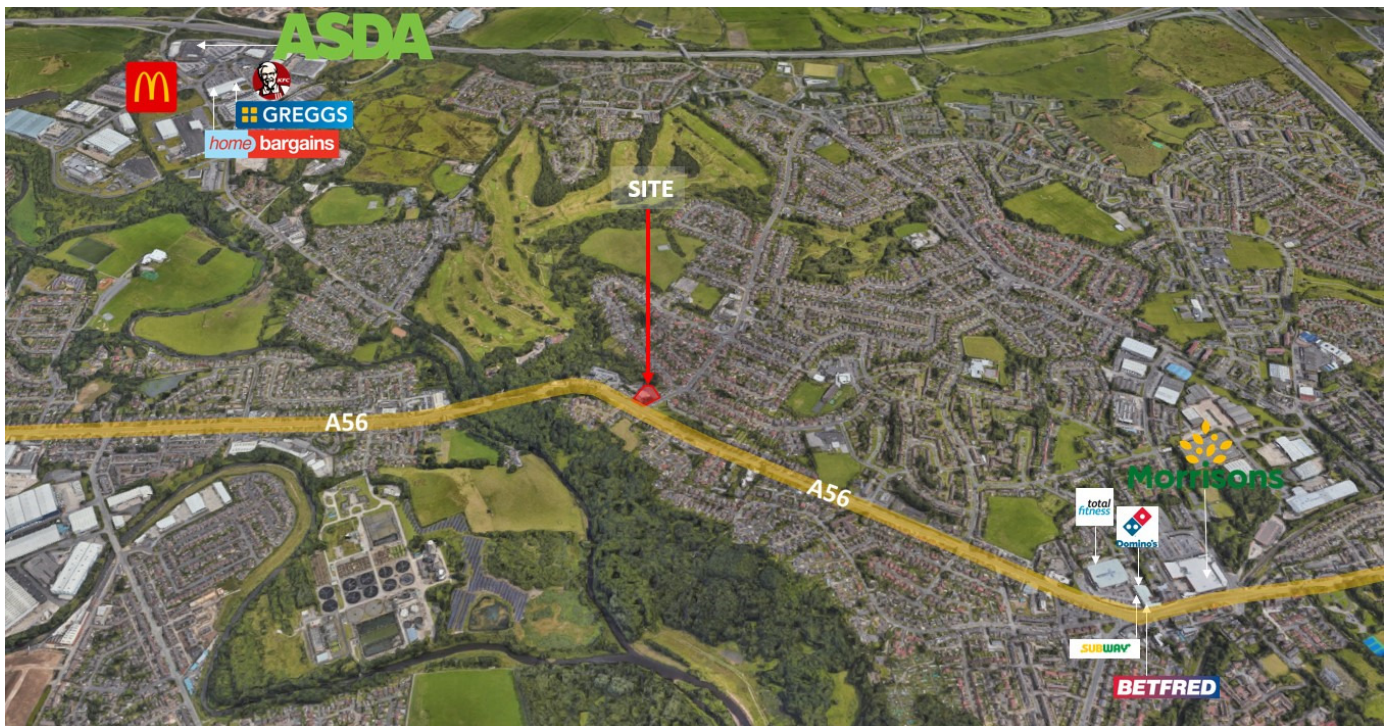


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BURY HEBREW CONGREGATION, SUNNYBANK ROAD, BURY, BL9 8ET

