



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

£1,250 Per Calendar Month

Hyde Estates present this retail unit in the heart of Bury, fronting Silver Street and arranged over three floors. Approx gross internal area is 1715.27 SQ FT / 159.35 SQ M.



This mid terrace retail unit is arranged over the ground, lower ground and second floor. Accessed via double door though a glazed shop front which leads directly into the front retail area. Complimented by timber clad walls, high ceilings and separate Male and female toilets. The lower ground offers storage, whilst the first floor benefits an office with window facing Silver Street.

Incentives available.

Ideal opportunity for a retail/office operator. The landlord requested the unit is not used as a bar or nightclub.

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.

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

Dimensions

Ground floor bar: 37'05" x 18.01" / 667.2 SQ FT
 Ground floor rear area: 20'01"x 12'08" / 241.72 SQ FT
 Basement: 36'04"x18'01" / 649.08 SQ FT
 First floor office:13'03"x12'07" / 157.27 SQ FT
 Total approx. gross internal area 1715.27 SQ FT / 159.35 SQ M.

Available: January 2027

Terms of lease- by negotiation

VAT - we understand the property is not liable for VAT

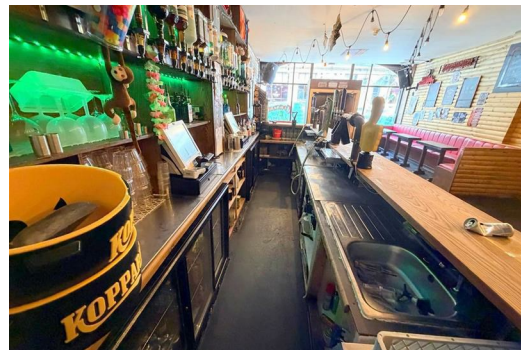
Usage - Wine bar and premises

Business rates - The property is described as " Wine bar and premises" with a current ratable value of £17,000 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 - D

Viewings - Hyde Estate & Letting Agents 0161-773 4583



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
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