



**8A Silver Street, Bury
BL9 0EX**

£850 Per Month

Hyde Estates present this retail unit with basement located off Silver St in the heart of Bury, fronting Parks Yard and formerly trading as a cafe. The ground floor features high ceilings and WC. Approx gross internal area is 915 SQ FT /85 SQ M.



Formerly trading as a café, this ground floor unit features high ceilings and three large windows allowing natural light to flood the unit. The unit can be opened further by removing some internal stud walls (subject to landlords' approval). A new washroom with WC and wash basin has recently been fitted. This would be an ideal opportunity for a range of different uses.

NOTE – A new front door is due to be installed.

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 Parks Yard off Silver Street, conveniently located to Bury bus station, Metrolink, M66 motorway junction 2 and Bury East Lancs Railway Station.

Accommodation- approximately 915 SQ FT / 85 SQ M.

Terms of lease- by negotiation

VAT - we understand the property is not liable for VAT

Usage – Shop and premises

Business rates – 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		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A	Current	Potential	(92-100) A	Current	Potential
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(39-47) F			(39-47) F		
(1-38) G			(1-38) 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

