



62 Bolton Street, Bury BL9 0LL

£16,000 Per Annum

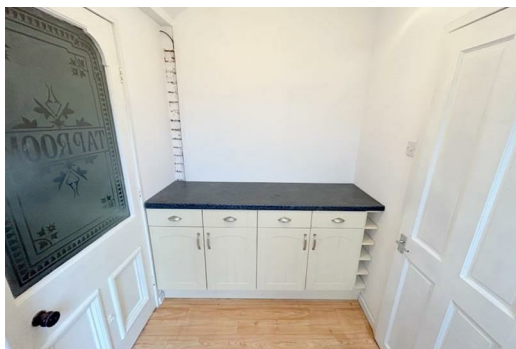
Hyde Estates present this retail building with yard in the heart of Bury town centre. Located on an established parade of shops fronting Bolton Street. Approx gross internal area is 122 m2 (1,313 sqft). Suitable for a range of uses (STP).

Hyde Estates present this vacant brick built retail building in the heart of Bury town centre. Located on an established parade of shops fronting Bolton Street, diagonally opposite the East Lancashire Railway station. The approx gross internal area is 122 m2 (1,313 sqft). Arranged over the ground, first and lower ground floors together with rear yard. The ground floor retail area benefits uPVC frontage, stone flooring, kitchen, WC, gas boiler and rear access. The first floor offers three spacious rooms with fitted kitchen together with a three piece shower suite. There is separate access to the first via an external metal staircase. It is possible to utilise the first floor as living accommodation (STP).

Location

Situated on an established parade of shops on Bolton Street, off Jubilee Way and conveniently located to Bury bus station, Metrolink and M66 motorway junction 2

Rent



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC



1 St. Margarets Road, Prestwich, Manchester, M25 2QB

