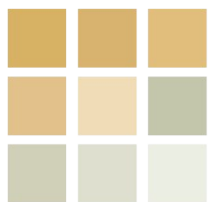




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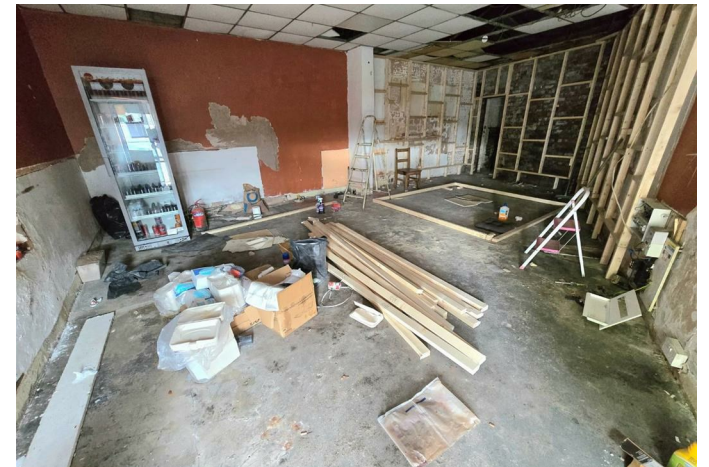
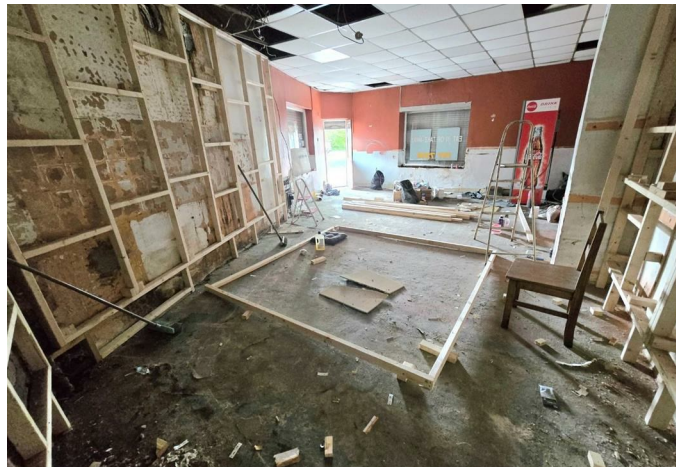
33-35 TAYLOR STREET
Bury, BL9 6DT
Auction Guide £50,000

33-35 TAYLOR STREET

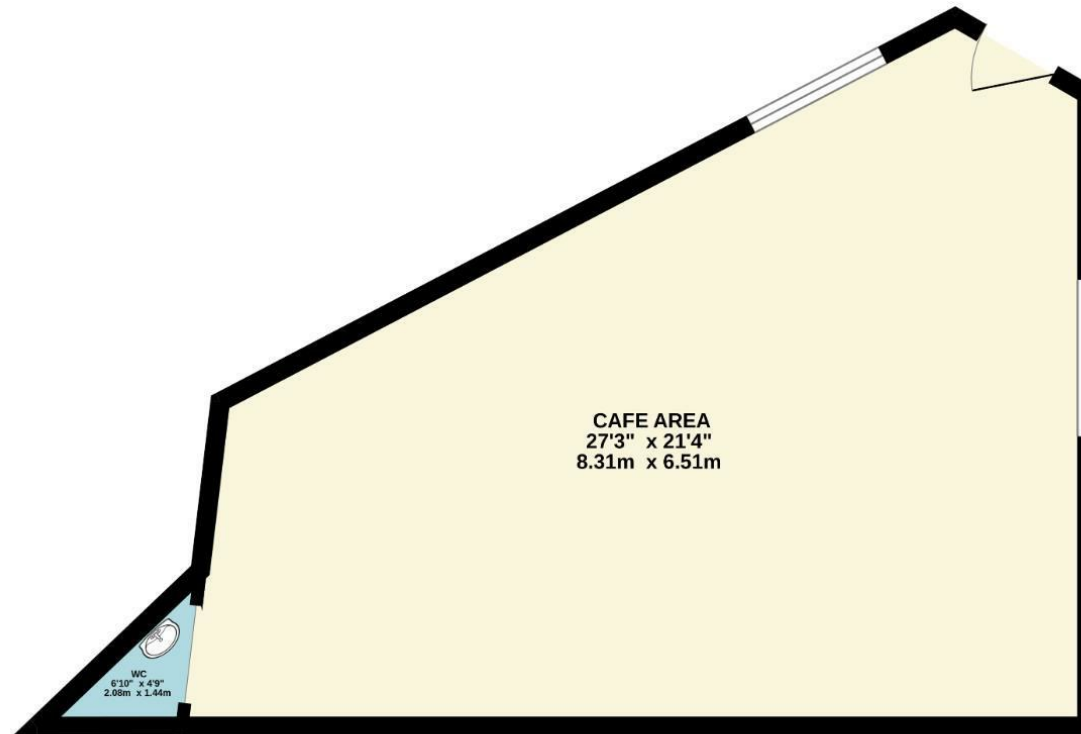
Property at a glance

- SINGLE STOREY COMMERCIAL BUILDING
- FORMERLY A CAFE
- LARGE OPEN PLAN ROOM AND SIDE ROOM
- PROMINENT LOCATION WITH GOOD TRAFFIC

For sale via Pearson Ferrier Auctions starting Tuesday 14th July, bidding will be on the Pearson Ferrier website and you can register to bid now. A single storey commercial premises, formerly run as a cafe located on Taylor Street which is a busy road with a mixture of residential homes and businesses close by. This is a great opportunity for someone looking for a space for their business, or a buy to let landlord. The property does need renovation, but would lend itself to a number of different business types. Guide Price £50,000 - £60,000. Buyers are advised to check the legal pack before bidding, this will be available on the Pearson Ferrier website via the bidding window on the property when available. Any changes to the details will be updated on the Pearson Ferrier website before the auction.



GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus A			
81-91 B			
69-80 C			
55-68 D			
49-54 E			
45-48 F			
1-44 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 CO ₂ emissions			
92 plus A			
81-91 B			
69-80 C			
55-68 D			
49-54 E			
45-48 F			
1-44 G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk

All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.

