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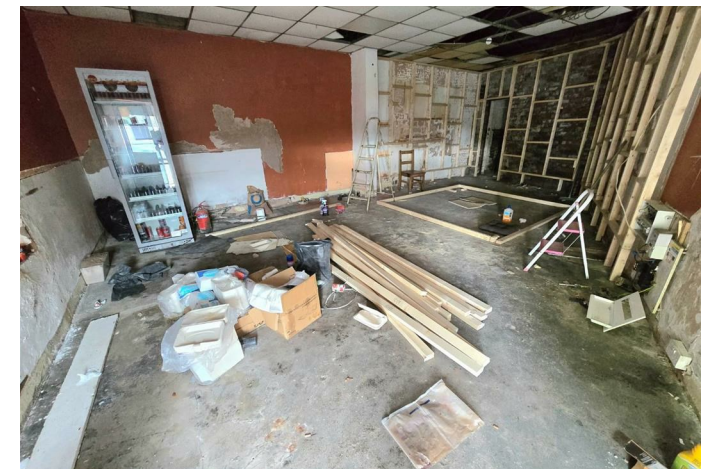
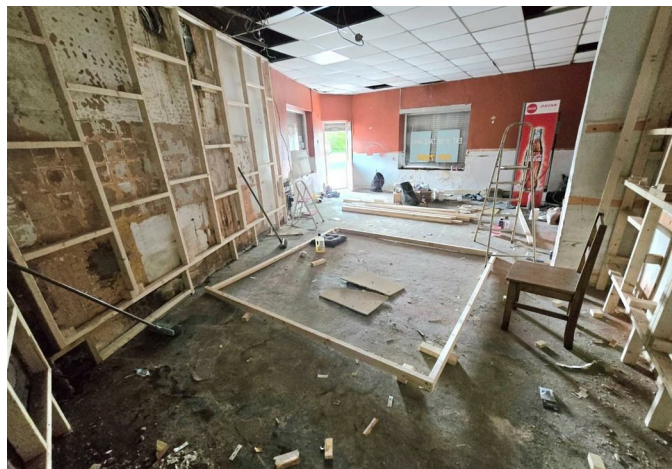
33-35 TAYLOR STREET
Bury, BL9 6DT
Auction Guide £50,000

33-35 TAYLOR STREET

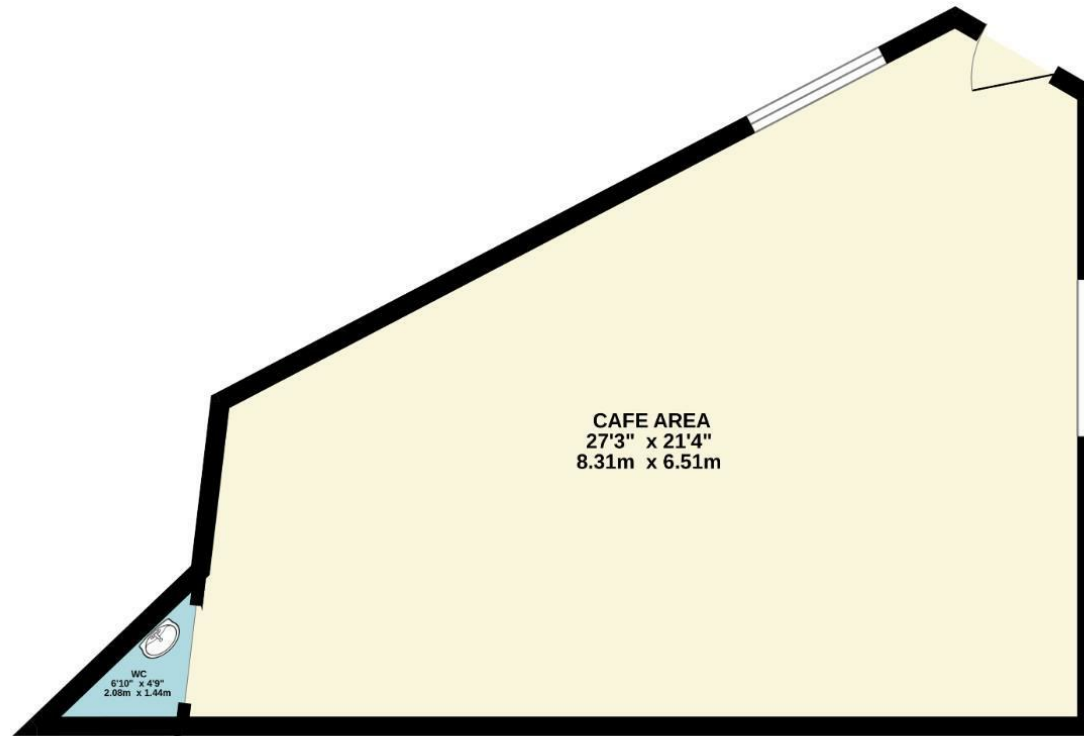
Property at a glance

- 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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-91) B			
(69-80) C				(D4-60) C			
(55-68) D				(D3-54) D			
(43-54) E				(D2-49) E			
(31-42) F				(D1-38) F			
(1-20) G				(F1-28) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		

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