

pearson ferrier®

131 BURY AND ROCHDALE OLD RD
, BL9 6UE
£325,000

131 BURY AND

A rare opportunity to purchase an Iconic former restaurant in the Birtle area. The Freehold property offers potential (subject to the necessary permissions) for conversion to residential or to be subdivided to smaller commercial properties.

The ground floor comprises briefly an entrance vestibule, large open plan dining room with bar area, disabled toilet/baby change, good size professional kitchen with electrics, gas supply etc in situ, walk in fridge. To the first floor is a further large dining area, gents and ladies W.C.s, staff room, staff W.C. and an office.

The flexible layout would lend itself to a wide variety of commercial uses or equally to conversion to residential homes or flats (subject to the necessary permissions).

Externally, there are parking spaces to the front and a well proportioned yard to the rear providing additional parking.

Located on a busy main road between Bury and Rochdale the properties position benefits from an abundance of passing traffic and is a few minutes drive from Fairfield Hospital.

For more information or to arrange a viewing please contact the office.

The Rateable Value of £11,250 falls below the threshold for small business rates relief so you may well qualify for 100% relief.

EPC Rating C Score 60







Energy Efficiency Rating

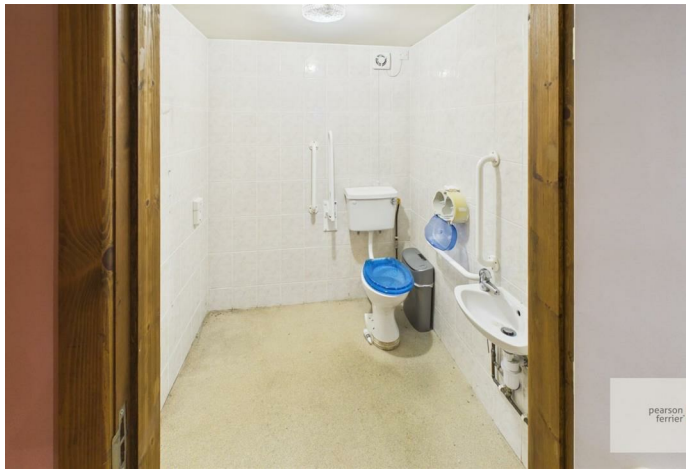
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	










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Floor 0



Floor 1

E
N
S
W

Approximate total area(1)

257.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

www.pearsonferrier.co.uk

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