



## For Sale with Vacant Possession

- Prominent main road position opposite The Rock shopping centre
- Substantial glazed frontage with excellent roadside visibility
- 207.62sqm (2,235 sqft) over ground and first floors
- Dedicated on-site car parking
- Suitable for a variety of uses STP
- Guide Price: £370,000 exclusive of VAT

**30 Derby Way, Bury, BL9 0NJ**

Carlton Tower, St Pauls Street, Leeds LS1 2QB

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**dacres.co.uk**   

## Location

Bury is a major town within Greater Manchester, located approximately 8 miles north of Manchester city centre. The town benefits from a strong retail and commercial offering, with The Rock Shopping Centre forming the principal retail destination alongside a wide range of national and independent occupiers. Bury benefits from excellent transport connections including direct Metrolink services to Manchester and strong road links via the M66 motorway.

The property occupies a highly prominent position on Derby Way (A56), close to the junction with Peel Way and Moorgate. It sits immediately opposite The Rock Shopping Centre and adjacent to Moorgate Retail Park and Moorgate Medical Centre. Nearby national occupiers include M&S, Halfords, KFC, Home Bargains and The Range, generating strong footfall and consistent vehicular traffic. The location provides excellent visibility together with convenient access from Bury town centre.

## Description

The property comprises a detached, two-storey commercial building arranged over ground and first floors, benefiting from a substantial glazed frontage onto Derby Way and a highly prominent roadside position. Internally, the accommodation was most recently fitted out as a hair and beauty salon and provides predominantly open plan space together with a number of partitioned treatment rooms, ancillary accommodation and WCs. A passenger lift provides access between the ground and first floors.

At first floor level, the property also benefits from an external terrace area, offering potential amenity space for staff or customers, subject to use

The building is now vacant and presents an excellent opportunity for purchasers to implement their own fit-out and configuration to suit a variety of commercial uses, subject to the necessary planning consents.

Externally, the property benefits from dedicated on-site car parking for approximately seven vehicles.

## Accommodation

Approximate Gross Internal Area-

	Sqm	Sqft
Ground Floor	142.69	1,536
First Floor	64.93	699
Total	207.62	2,235
Site Area	0.18	Acres

## Business Rates

We made enquiries of the VOA website and the following information is listed on the April 2026 list- £31,250

## Terms

The freehold interest in the property is offered for sale by private treaty at a guide price of £370,000 exc of VAT. The property is elected for VAT and VAT will be applicable on the sale price. Title number (MAN201402)

## Legal costs

Each party to the transaction will be responsible for their own legal costs incurred.

## Anti-Money Laundering

To comply with our anti money laundering regulation, two forms of identification and proof of address will be required from the successful

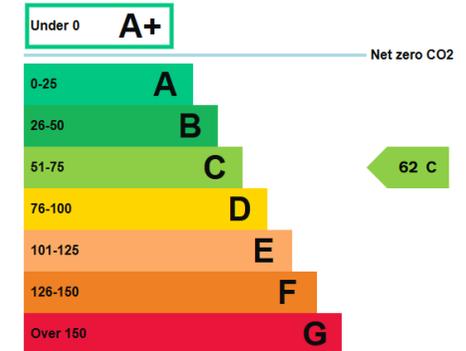
VIEWING / FURTHER INFORMATION

Call 01133863100 / 07522676995

Ref: Hedley Steel HKS@dacres.co.uk



This property's energy rating is C.



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