



30 Derby Way

Bury, BL9 0NJ

Prominent unit with substantial glazed frontage opposite The Rock shopping center. For Sale

2,235 sq ft
(207.64 sq m)

- 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

30 Derby Way, Bury, BL9 0NJ

Summary

Available Size	2,235 sq ft
Price	£370,000
Rateable Value	£31,250
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C

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.

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.

Terms

The freehold interest in the property is offered for sale by private treaty at a guide price of £370,000. Title number (MAN201402)



Viewing & Further Information



Hedley Steel

01133 863 100 | 07522 676 995

hks@dacres.co.uk