



**THE OLD ROYAL HOTEL. SUPERB DEVELOPMENT
OPPORTUNITY IN BURY CENTRE WITH APPROX. 15,200 SQ FT.
PREVIOUSLY A NIGHTCLUB, BAR & SERVICED OFFICES**

24 Silver Street

Bury, BL9 0DH

Investment - Retail & Leisure

FOR SALE

15,200 sq ft

(1,412.13 sq m)

- VACANT POSSESSION
- ICONIC BUILDING LOCATED IN BURY TOWN CENTRE
- APPROX. 15,200 SQ FT OVER FOUR FLOORS
- OFFERS A GREAT DEVELOPMENT OPPORTUNITY
- MINUTES WALK TO THE METROLINK AND BUS STATION
- SHORT DRIVE TO THE M60

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Summary

Available Size	15,200 sq ft
Price	Offers in the region of £750,000
Business Rates	Upon Enquiry
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable
Estate Charge	N/A
EPC Rating	C (62)

Description

The Old Royal Hotel is a prominent building located in the town centre of Bury on Silver Street, well placed for all Bury has to offer as well as having fantastic links to the motorway network and trams to Manchester. The property itself is set over four floors with approx. 15,200 SQ FT of internal space. The most recent uses of the building were a nightclub (to the ground and basement level), a separate bar (to the rear ground floor level) and office space (to the first, second and third floors). The approx. square footage per floor is as follows - Ground Floor approx. 6,500 SQ FT, Basement approx. 1,500 SQ FT, with the upper floors having approx. 7,200 SQ FT.

This is a great development opportunity for a buyer to let this building to give a high percentage yield, or further enhance the building with conversions possible subject to the usual consents for either commercial or residential use, or even turning back to a hotel.

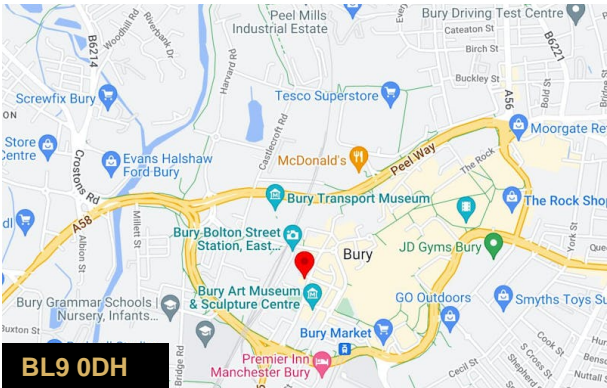
Location

The property is located in Bury town centre on bustling Silver Street, well placed for bars, shops, The Rock development, tram links and motorway access.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	1,500	139.35
Ground	6,500	603.87
Suite - First, Second and Third Floor Offices	7,200	668.90
Total	15,200	1,412.12



Viewing & Further Information

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