



AVAILABLE TO LET

Unit B, 24 Silver Street

24 Silver Street, Bury, Greater Manchester BL9 0DH

Versatile Ground Floor Premises In Bury Town Centre

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Rear ground floor, versatile unit in one of Bury's landmark period buildings.
At approximately 150 years old, The Old Royal Hotel is one of the most attractive and well known and respected buildings in Bury's history, sitting next to the original Town Hall.

The premises has most recently been trading as a bar and has also been a photographic studio. However this would suit a number of different business including retail, leisure, office or hospitality uses. The premises is accessed from Broad Street and consists of a net internal area of 1500 sq/ft, with additional outdoor smoking area to the rear. The open plan main area currently includes a large bar, stage and seating zones. Ladies and Gentleman's W.C and a separate relaxing room with additional seating, make up this impressive unit. The property is also has security camera's and is alarmed.

The premises is located in the traditional district of Bury town centre close to many of the town's most established businesses.
Motorway access is available within 1.7 miles (M66, junction 2), connecting Bury with the wider North West. Bury's public transport interchange is within 500 ft of the premises.

Rent	£20,000 per annum
Rates detail	You can get small business rate relief if: your property's rateable value is less than £15,000 your business only uses one property. Contact your local council to apply for small business rate relief. You will not pay business rates on a property with a rateable value of £12,000 or less.
Building type	Leisure
Planning class	D2
Size	1,500 Sq ft
VAT charges	The quoted price is exclusive of but liable for VAT at the prevailing rate
Lease details	New FRI lease to be agreed
EPC certificate	Available on request

For more information please visit:
<http://example.org/m/46169-unit-b-24-silver-street-24-silver-street>

FANTASTIC OUT CENTRE LOCATION

SUIT A NUMBER OF BUSINESSES

GREAT SIZE PREMISES

MULTI FUNCTIONAL SPACE

LICENSED BAR

HISTORIC BUILDING

ALARMED

SECURITY CAMERAS



Unit B, 24 Silver Street, 24 Silver Street, Bury, Greater Manchester BL9 0DH



Data provided by Google

Transport	Motorway access is available within 1.7 miles (M66, junction 2), connecting Bury with the wider North West. Bury's public transport interchange is within 500 ft of the premises.
Airports	Manchester 16.5m, Liverpool 28.9m
National rail	Kearsley 4.6m, Farnworth 4.7m, Hall i' th' Wood 4.7m
Road	Motorway access is available within 1.7 miles (M66, junction 2), connecting Bury with the wider North West.
Amenities	All within walking distance.
Estimated rates	You can get small business rate relief if: your property's rateable value is less than £15,000 your business only uses one property. Contact your local council to apply for small business rate relief. You will not pay business rates on a property with a rateable value of £12,000 or less.
VAT	The quoted price is exclusive of but liable for VAT at the prevailing rate
Planning class	D2
Lease summary	New FRI lease to be agreed
EPC	Available on request

Notes:

Agent

PearsonFerrier Commercial

📞 0161 764 4440

✉ commercial@pearsonferrier.co.uk

Quote reference: RENT-46169

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