



MIXED USE PREMISES

**Mixed Use Premises With Potential Rental Income In Region Of  
£18,000 Per Annum. Suitable For Retail, Office, Financial Services  
& Cafe**

## 6 Colville Drive

Bury, Greater Manchester, BL8 2DX

Mixed Use

# FOR SALE

**1,200 sq ft**

(111.48 sq m)

- Three Bedroom Accommodation
- Double Garage/workshop To The Rear
- Situated In A Densely Populated Residential Area
- Suitable For Retail, Office, Financial Services & Café
- Potential Rental Income In Region Of £18,000 Per Annum

A property for everyone

# 6 Colville Drive, Bury, Greater Manchester, BL8 2DX

## Summary

Available Size	1,200 sq ft
Price	£200,000
Business Rates	You can get small business rate relief if: your property's rateable value is less £15,000 and 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.
EPC Rating	Upon Enquiry

## Description

Pearson Ferrier Commercial are delighted to bring to market this purpose-built, mixed use premises, in the thriving, densely populated prime residential location of Seddons Farm. On a parade of retail outlets located just off Bolton Road. The property would be of interest to investors looking at potential increase on the current income. Or appeal to a local business owner with living accommodation above. The property consists of a ground floor commercial premises previously used for a retail establishment, but would be ideal for a number of different uses including Office Space, Retail, Financial Service, Restaurant or a cafe without the need for change of commercial usage. (New planning reforms from 2nd September 2020). Separate access to the living accommodation to the first and second floors is to the rear of the property through a large flagged yard area. The living accommodation has a generous sized rear lounge (15' 9 x 11'6), a separate dining room (11' 10 x 11' 6) and kitchen (10' x 5) to the first floor. To the second floor we have 2 double bedrooms (11'6 x 8'6 & 10'10 x 9'5 respectively) one with En-Suite. A third single bedroom or study, along with the family bathroom completes the second floor of the living accommodation. Externally we have a large flagged enclosed yard to the rear. Beyond the yard a vehicle access road leads to a workshop/ double garage that has potential to generate an additional income.

Viewing is by appointment only.

## Location

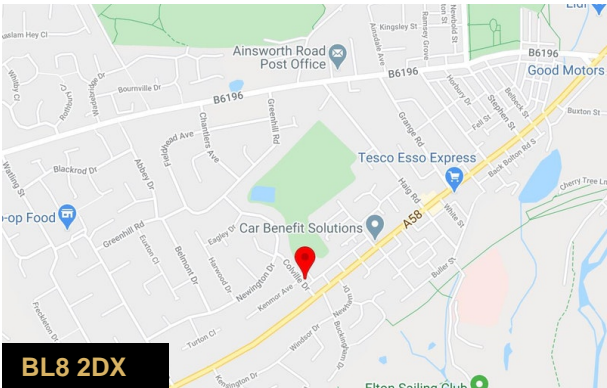
Location- From Bury town centre proceed onto Bolton Road. Continue for approximately 1 mile and turn right onto Colville Drive where the property can be found in the parade of shops on your right -hand side.

## Planning overview

Mixed use of Commercial and Residential

## VAT

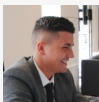
We understand the property is not liable for VAT



## Viewing & Further Information



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