



Grade II Listed Former Bank Offering Restaurant Opportunity

26 Silver Street

Bury, Greater Manchester, BL9 0DH

Leisure

TO LET

4,723 sq ft

(438.78 sq m)

- RENT REDUCED TO £25,000 FOR THE FIRST YEAR AS A CONTRIBUTION TO REFURBISHMENT
- RENTAL INCREASE IN YEARS 2+ SUBJECT TO NEGOTIATION PRIOR TO LEASE AGREEMENT
- OUTSTANDING BAR/ RESTAURANT OPPORTUNITY
- GRADE II LISTED FORMER BANK PREMISES DATING BACK TO 1836
- HEART OF BURY'S TRADITIONAL AND PROFESSIONAL DISTRICT

26 Silver Street, Bury, Greater Manchester, BL9 0DH

Summary

Available Size	4,723 sq ft
Rent	£25,000 per annum
Business Rates	Business rates are payable directly to the local authority. The building currently has an overall valuation and this demise will be subject to separate assessment by the VOA.
Service Charge	Upon Enquiry
Estate Charge	Upon Enquiry
EPC Rating	Upon Enquiry

Description

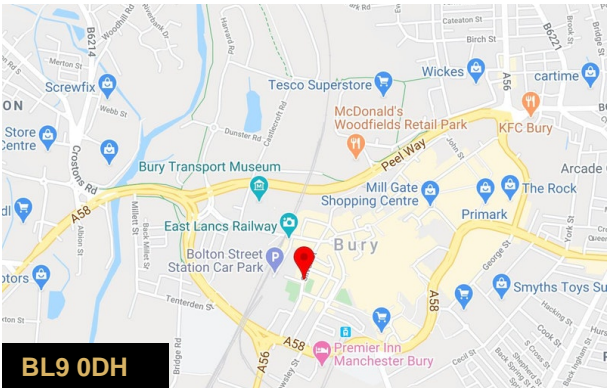
Magnificent Grade II listed former bank which dates to 1836 and now offers an occupant a restaurant opportunity with the potential for up to 100 covers. Under the proposed scheme, entry is made through the main front entrance with space for a bar/reception, main dining hall with mezzanine, kitchen, toilets and ancillary spaces, with the potential for offices or function rooms to the second floor. The ground and first floor levels total 4273 sq/ft (396.98 sq/m) with the potential for a mezzanine of approximately 645 sq/ft and feature an ornately coved former banking hall, of which there is no parallel in the local area.

The premises are located in the traditional district of Bury town centre close to many of the town's most established businesses, including the Fusilier's museum, solicitors firms, Bury library and other bars and restaurants. 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. Metered street parking is available directly outside.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - 1	1,280	118.92	Available
Ground - 2	605	56.21	Available
Ground - 3	135	12.54	Available
Ground - 4	104	9.66	Available
Ground - 5 - Former Bank Vault	205	19.05	Available
Ground - 6	193	17.93	Available
Ground - 7	122	11.33	Available
Ground - 8	460	42.74	Available
Ground - WC	-	-	Available
Ground - WC	-	-	Available
Ground - 9	319	29.64	Available
Ground - Stairwell	-	-	Available
1st - 1	166	15.42	Available
1st - 2	347	32.24	Available
1st - Plant Room	338	31.40	Available
1st - WC	-	-	Available
Total	4,274	397.08	



Viewing & Further Information



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Terms

A new term of FRI lease to be agreed.

Technical spec

Historic England describes the building as follows: Enriched classical style. A substantial corner building of two storeys. Ashlar, with moulded plinth and rusticated bands across ground floor and cornice (on brackets alternation with medallions) across upper floor. Five large windows, the upper ones having shaped hoods on brackets and enriched pseudo-balcony fronts. The middle bay projects slightly; on ground floor it has large arched entry with horizontal ribbing to angled intrados and grotesque head as keystone; on first floor it has paired pilasters supporting segmental pediment enclosing sculpture. Side sections of front are framed by pilasters. Parapet with sections of balustrading; chimneys with bracketed cornices surmount it. 4-bay return front to Bank Street is similar. Recessed quadrant corner. INTERIOR has highly enriched plasterwork. Built for Bury Banking Co, founded (as Grundy and Wood) before 1836. Upper floor formerly used as Bury Council Chamber and offices.

Legal costs

Each party to be responsible for their own professional costs.

VAT

The quoted price is exclusive of but liable for VAT at the prevailing rate.



AVAILABLE TO LET

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Rent	£25,000 per annum
Rates detail	Business rates are payable directly to the local authority. The building currently has an overall valuation and this demise will be subject to separate assessment by the VOA.
Building type	Leisure
Sizes	4,723 Sq ft
VAT charges	The quoted price is exclusive of but liable for VAT at the prevailing rate.
Lease details	A new term of FRI lease to be agreed.
EPC category	F

For more information please visit:
<http://example.org/m/26563-26-silver-street-26-silver-street>



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HEART OF BURY'S TRADITIONAL AND PROFESSIONAL
DISTRICT



26 Silver Street, 26 Silver Street, Bury, Greater Manchester BL9 0DH



Data provided by Google

Units & availability

Unit	Floor	Size sq ft	Notes	Status
1	Ground	1,280	8.515m x 13.971m	Available
2	Ground	605	7.196m x 7.81m (includes entrance vestibule)	Available
3	Ground	135	2.123m x 5.906m	Available
4	Ground	104	3.469m x 2.793m	Available
5 - Former Bank Vault	Ground	205	7.67m x 2.486m	Available
6	Ground	193	3.545m x 5.049m	Available
7	Ground	122	5.583m x 2.04m	Available
8	Ground	460	4.991m x 8.554m	Available
WC	Ground			Available
WC	Ground			Available
9	Ground	319	6.956m x 4.263m	Available
Stairwell				Available
1	First	166	(1.862m x 2.703m) + (3.176m x 3.285m)	Available
2	First	347	4.908m x 6.564m	Available
Plant Room	First	338	8.876m x 3.534m	Available
WC	First			Available
Total		4,274		

Airports	Manchester 16.5m, Liverpool 28.8m				
National rail	Kearsley 4.6m, Farnworth 4.7m, Hall i' th' Wood 4.7m				
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Physicals	<table><tr><td>Developer</td><td>Blackwell and Son and Booth, of Manchester and Bury</td></tr><tr><td>Built</td><td>01 Jan 1836</td></tr></table>	Developer	Blackwell and Son and Booth, of Manchester and Bury	Built	01 Jan 1836
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Estimated rates	Business rates are payable directly to the local authority. The building currently has an overall valuation and this demise will be subject to separate assessment by the VOA.				
Legal costs	Each party to be responsible for their own professional costs.				
VAT	The quoted price is exclusive of but liable for VAT at the prevailing rate.				
Lease summary	A new term of FRI lease to be agreed.				
EPC	Please visit http://example.org/m/26563-26-silver-street-26-silver-street#data-room for the EPC certificate.				

Notes:

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