

**21 SILVER STREET, BURY, GREATER MANCHESTER,  
BL9 0EN**



**16,759 Sq Ft (1,557.6 Sq M)**

- **SITUATED IN THE CENTRE OF BURY**
- **PRIME REFURBISHMENT / REDEVELOPMENT OPPORTUNITY**
- **PRESTIGIOUS BUILDING**
- **PLANNING FOR 19 RESIDENTIAL APARTMENTS**



**0161 763 0828**



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## LOCATION

The property is situated on the corner of Silver Street and Broad Street, in the heart of Bury Town Centre, close to the Fusilier Museum and Bury Art Museum, which is adjacent to Bury's professional district, a short walk away to the North here are an array of leisure uses along Silver Street.

Access to the Motorway Network is via Junction 2 of the M66, which is approximately 1.5 miles away from the premises. The Bus Interchange and Metrolink stations are within easy walking distance to the property.

## DESCRIPTION

The property comprises of a four storey brick built premises of traditional construction, timber floors and suspended ceilings, in part double glazed UPVC windows under a slate clad roof.

The property has been occupied by the NHS for many years and has recently closed.

All floors are a variation of office accommodation at present, which is of a reasonable standard, there is passenger lift access from the ground floor to the third floor.

## ACCOMMODATION

	Sq.Ft	Sq.M
Ground Floor	2,617	243.2
First Floor	2,771	257.5
Second Floor	2,863	266.8
Third Floor	3,024	281.4
Fourth Floor	2,701	251.5
Basement	2,766	257.5
<b>Total Area</b>	<b>16,759</b>	<b>1,557.6</b>

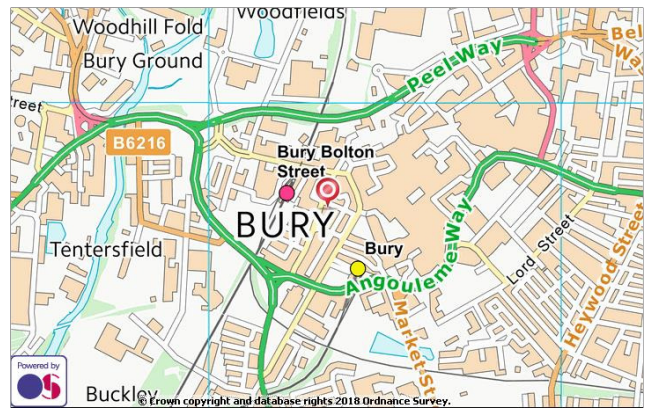
(Measurements to be confirmed)

## SERVICES

We understand the property benefits from all mains services including mains water, gas and electric, none of the services have been tested.

## Price

Offers Invited.



## LEGAL FEES

Each party to be responsible for their own legal fees.

## PLANNING

The property now has the benefit of planning permission from office use to 19 residential units.

For further information please see Burys Planning Portal. [www.planning.bury.gov.uk](http://www.planning.bury.gov.uk) Planning Number 63606.

The property has class B1 and class C3 planning permission.

## RATES

We understand the property has a rateable value of £61,000 per annum.

## VAT

Prices where quoted, are exclusive of, but will not be liable to VAT at the prevailing rate.

## VIEWING

Strictly by appointment with the sole agents:

## NOLAN REDSHAW

Contact: Jonathan Pickles  
Tel: 0161 763 0825  
Email: [jonathan@nolanredshaw.co.uk](mailto:jonathan@nolanredshaw.co.uk)



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