



YORK STREET MILLS | YORK STREET | BURY | BL9 7AR



22,516 sq ft (2,092 sq m)



**THREE STOREY FRINGE OF TOWN CENTRE MILL
BUILDING PART INCOME PRODUCING AND POTENTIAL
RESIDENTIAL CONVERSION (subject to consent)**

Fringe of Bury town centre position
Established commercial area
Just off main A56 Manchester Road
Suitable for conversion project (subject to consent)

FOR SALE

DESCRIPTION

The property is a traditional Victoria mill building providing accommodation over Ground and two upper floor levels.

The building is of brick construction with a multi pitched timber beam and slated roof. The main construction incorporates steel columns which are particularly well spaced apart, timber boarded floors and brick arched forms.

The Ground Floor is currently let to a bathroom supplier as showroom space, and this has been particularly well fitted out by the tenant. The upper two floors have not been used for a number of years and as such are in general need of upgrade.



LOCATION

The property occupies a prominent position on York Street very close to its junction with the A56 Manchester Road which provides immediate access to Bury town centre.

The area is an established mixed retailing/commercial/industrial and residential locality and as such the property will be of interest to various occupiers, and residential developers subject to appropriate consents.

Please refer to attached location map.



FLOOR AREA

It is estimated that the floorspace in total extends to a gross internal floor area of 22,516 sq ft with the accommodation split equally over each level.ft.

SERVICES

We understand that all mains' services are connected.

RATES

Rates details on application.

PLANNING

It is considered that the property is suitable for residential conversion subject appropriate consent/s with further details on application.

PRICE

Offers in the region of £1,000,000

VIEWING

By prior appointment through
Haughton Warburton: 0161 839 0080.

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