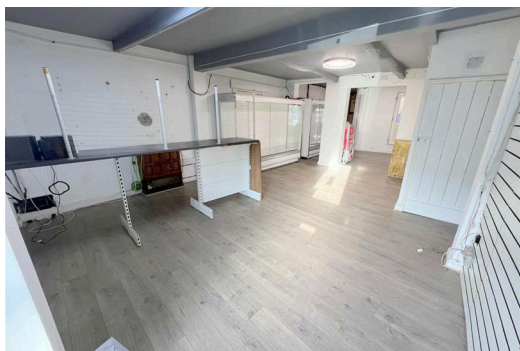
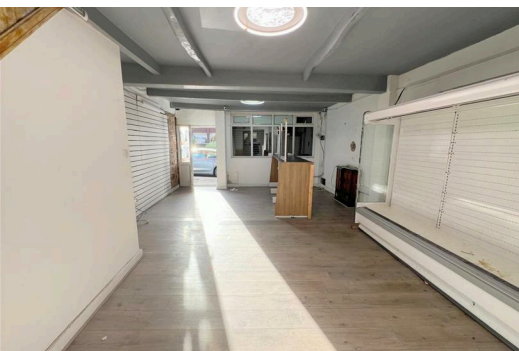




**62 Bolton Street, Bury
BL9 0LL**

£1,100 PCM

Hyde Estates present this ground and lower ground retail unit with yard. Located in Bury town center on an established parade of shops fronting Bolton Street. Approx 74 sqm (796 sq ft).



Hyde Estates present this brick-built retail unit, located on an established parade of shops fronting Bolton Street in Bury town center. The approximate internal area is 74 sqm (796 sq ft) and arranged over the ground and lower ground floor with the benefit of a shared yard. The ground floor benefits electric shutters, retail area, kitchenette and WC. The lower ground floor offers additional storage.

Location

Situated on Bolton Street, off Jubilee Way conveniently located to Bury bus station, Metrolink and M66 motorway junction 2. Diagonally opposite the East Lancashire Railway station.

Dimensions (approximate)

Ground floor 60 sqm / 647 sq ft
 Lower ground 14sq m / 149 sq ft
 Total 74 sqm (796 sq ft).

VAT

We understand the property is not liable for VAT.

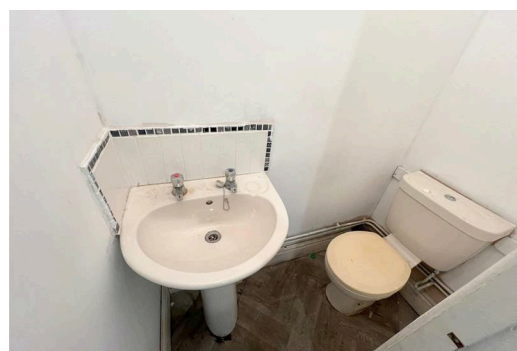
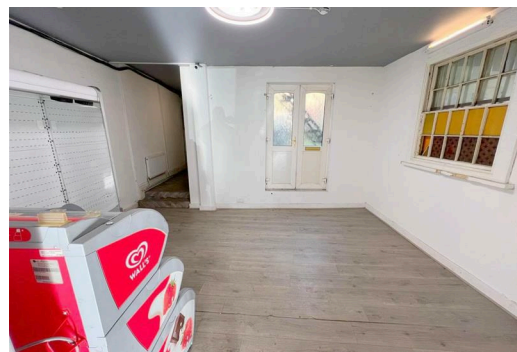
Usage

Shop and premises

EPC - D

Viewings

Hyde Estate & Letting Agents 0161-773 4583



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Class	Potential	Class	Potential
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(29-54) E		(29-54) E	
(21-28) F		(21-28) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

England & Wales EU Directive 2002/91/EC

1 St. Margarets Road, Prestwich, Manchester, M25 2QB