



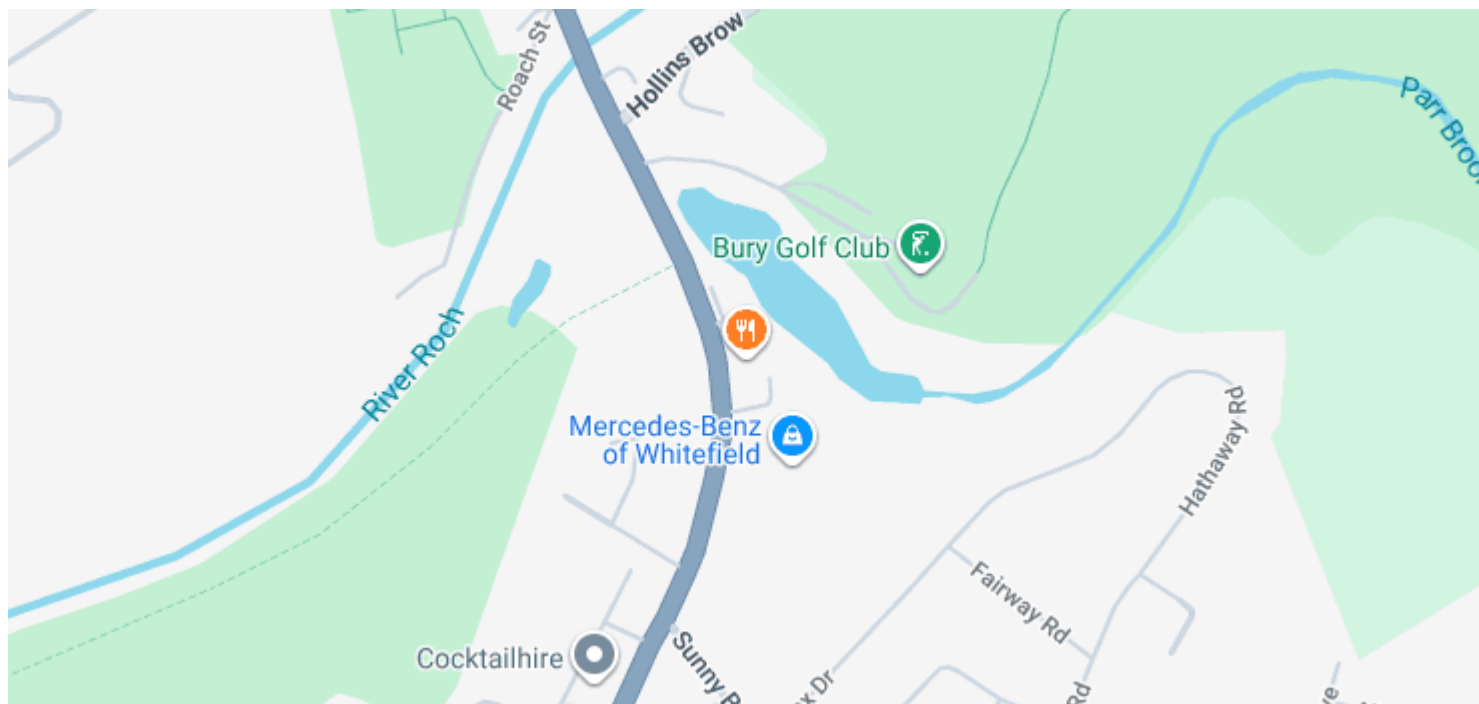
## Highly Prominent Roadside Site with Development Potential

 825 & 825A Manchester Road, Unsworth | Greater Manchester, BL9 9TP

FOR SALE 

£ 675,000 Offers in excess of

### Location



Unsworth is located within the borough of Bury in Greater Manchester, approximately 11 km (7 miles) north of Manchester city centre and 6.4 km (4 miles) south of Bury.

The town benefits from strong road communications being immediately adjacent to the M66 Motorway. In addition, the M60 and M62 Motorways are a short distance to the south. Public transport connections are also strong, with regular bus services passing through the area and nearby Metrolink stations offering direct routes into Manchester and beyond.

Manchester airport is approximately 19 miles to the south.

## Summary

- Freehold roadside investment/development opportunity
- Highly prominent site fronting the A56
- Circa 20,000 vehicle movements per day
- Potential for a range of uses, subject to the necessary consents
- The property offers an interesting redevelopment opportunity, subject to the necessary consents
- Site of 0.18 hectares (0.45 acres)
- VAT-free investment
- Offers in excess of £675,000, subject to contract

## Situation

The property occupies a highly prominent roadside position fronting the busy Manchester Road (A56), one of the main arterial routes leading into Manchester city centre. The A56 provides direct access to Bury 3.2 km (2 miles) to the north and Junction 17 of the M60 Motorway 3.2 km (2 miles) to the south.

The property benefits from being in close proximity to the densely populated residential area of Sunnybank as well as Bury Golf Club. Nearby occupiers include a Mercedes Benz dealership, plus a Morrisons supermarket is within walking distance. The surrounding area is mixed in character, with a range of local shops and services along Manchester Road.

Description

825 Manchester Road comprises an established fish and chip takeaway with associated restaurant seating area at ground floor level. The accommodation is well-arranged with a customer ordering/waiting area, restaurant seating, and food preparation space to the rear together with ancillary storage. The property enjoys excellent roadside visibility and has parking at both sides of the property.

825A Manchester Road comprises a self-contained ground floor unit most recently trading as a beautician/salon. The layout provides a welcoming reception/waiting area to the front, with a series of treatment rooms/partitioned spaces, staff facilities and storage to the rear. The property benefits from a dedicated entrance directly onto Manchester Road, giving it a prominent profile. It is well-suited for continued use as a salon/clinic or for numerous alternative uses including retail, office or food and beverage (subject to planning).

Accommodation

825 Manchester Road has been measured by BKR Floor Plans and provides the following accommodation:

Net Internal Area	159.60 sq m	1,718 sq ft
Gross Internal Area	178.83 sq m	1,925 sq ft

825A Manchester Road has the following approximate areas:

Net Internal Area	101.7 sq m	999 sq ft
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A set of floor plans is available to download, and the measured survey report will be re-addressed to a purchaser at a cost of £720 + VAT.

Site

We estimate the site area to be approximately 0.18 hectares (0.45 acres).

EPC

The property has an EPC rating of D which is valid until 2<sup>nd</sup> January 2035.

Rateable Value

According to the valuation office website the rateable value for the property is as follows:

Unit	Description	Rateable Value
825 Manchester Road	Restaurant & Premises	£18,500
825A Manchester Road	Shop & Premises	£7,800

The business rates multiplier is 49.9 pence.

Tenure

Freehold.

Tenancies

825 Manchester Road

Let to Alket Mustafaraj (t/a Lorde’s Fish & Chips) for a term of 2 years from 17<sup>th</sup> July 2025, expiring on 16<sup>th</sup> July 2027 at a rent of **£13,000 per annum**, inclusive of insurance.

There is a mutual rolling break option at the expiry of the first year, subject to notice being served after 9 months of the lease have elapsed.

The lease is outside 1954 Act protection.

825a Manchester Road

Offered with vacant possession.

## Alternative Use & Redevelopment Potential

It is suggested that the site has redevelopment potential with a wide range of possible uses including Restaurant/Retail/Drive-To/Drive-Thru, subject to the necessary planning consents.

### Advertising Hoarding

In addition, the current owner has received an offer from an outdoor media company for an advertising hoarding on the site (subject to planning). The proposed terms are for a 20-year lease at a rent of £5,000 per annum. Further information can be provided upon request.

## VAT

The property has not been registered for VAT and therefore VAT is not applicable on the purchase price.

## Proposal

We are instructed to seek offers in excess of **£675,000** (Six Hundred and Seventy-Five Thousand Pounds) subject to contract.

Please note that a purchaser will be re-charged the costs of the searches (£1,110.43) which are provided in the data room. Furthermore, the purchaser will be charged the cost of the measured survey (£720 + VAT) which will be readdressed to the purchaser.

Please note that a purchaser will be charged a Transaction Fee of 1.0% of the Purchase Price plus VAT.

## Investment Considerations

1. An opportunity to purchase a freehold roadside investment;
2. The property occupies a highly prominent roadside location;
3. Future redevelopment potential, subject to obtaining the necessary planning consents;
4. VAT Free Investment;
5. There is the ability to create an attractive yield by letting both units on commercial terms with the ability to add EV charger income and advertising hoarding income, subject to planning;
6. Attractive lot size for an investor.

## Singer Vielle Finance Services

Contact our team if you are seeking senior debt, bridging finance or development finance.

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