

FOR SALE ROADSIDE DEVELOPMENT SITE

825 & 825a Manchester Road. Unsworth
Bury BL9 9TP

Key information

- ❑ Prominent roadside location off Manchester Road
- ❑ 20,000 daily vehicle movements
- ❑ 0.45 acres (0.18 hectares)
- ❑ Potential for a range of uses, subject to the necessary planning consents
- ❑ Offers over £675,000

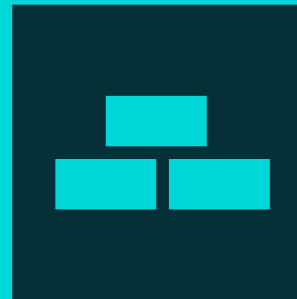
Contact

Joshua Klepper – 07353 125 658
joshua.klepper@rapleys.com

Dale Henry – 07900 584 233
dale@singervielle.co.uk

Thomas Fagan – 07387 025 337
thomas.fagan@rapleys.com

Neil Singer – 0207 935 7200
neil@singervielle.co.uk



Location

The property occupies a prominent roadside position fronting Manchester Road (A56) in Unsworth, approximately 4 miles south of Bury town centre and 7 miles north of Manchester City Centre.

Unsworth has a population of around 11,000 (2021 census) and benefits from excellent connectivity, with the A56 linking directly into the regional motorway network via the M60 and M66.

The surrounding area is mixed in character, comprising established residential neighbourhoods together with a range of local shops and services along Manchester Road.

A Morrisons supermarket lies within walking distance, while Bury town centre offers a wider range of retail, leisure and employment facilities.

Description

825a Manchester Road

An established fish and chip takeaway with associated restaurant seating area extending to approximately 159.6 sq m (1,718 sq ft) 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

A self-contained ground floor unit most recently trading as a beautician/salon, extending to approximately 92.81 sq m (999 sq ft).

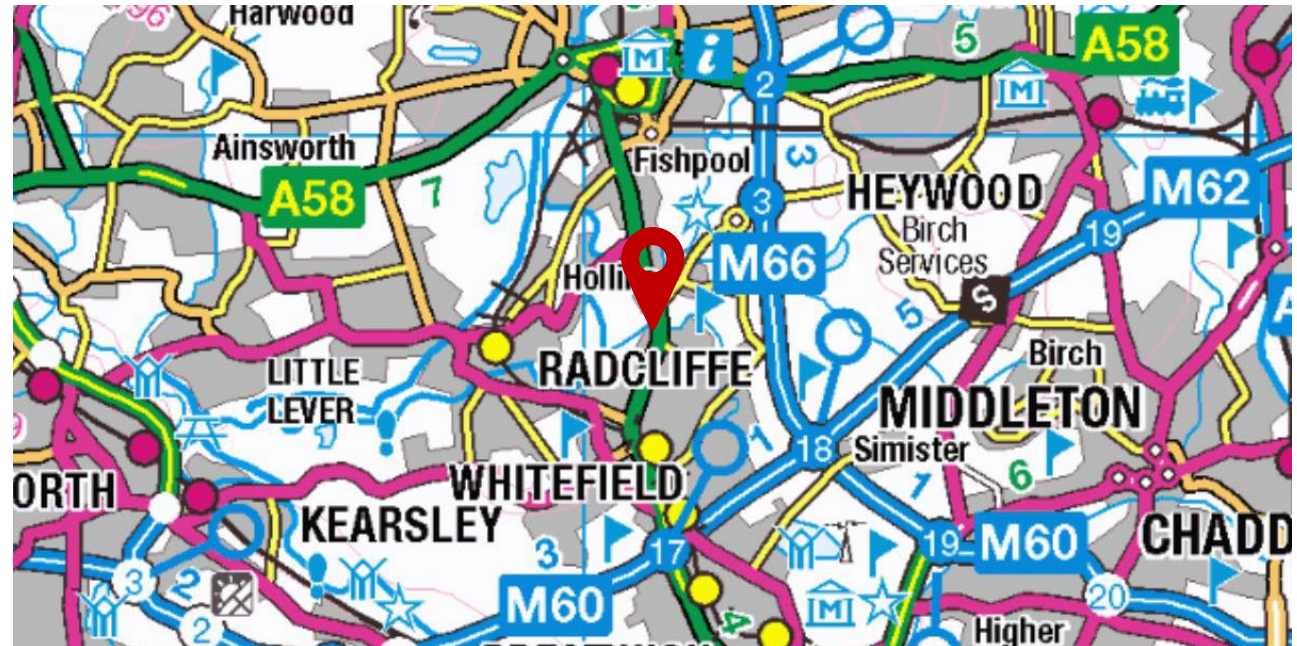
The layout provides a welcoming reception/waiting area to the front, with a series of treatment rooms/partitioned spaces, staff facilities and storage to the rear.

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 alternative uses including retail, office or food and beverage (subject to planning).

Energy Performance

The Property has an EPC rating of D which is valid until 2nd January 2035.



Terms and Tenure

825 Manchester Road

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

There is a mutual break option subject to a minimum of three months' notice at any time but only after 9 months of the lease has elapsed (17th April 2026) – Vacant Possession available from July 2026

The lease is outside 1954 Act protection.

825a Manchester Road

Offered with vacant possession.

Purchase Information/Costs

The site is offered on a Freehold basis.

Offers invited in excess of £675,000, strictly on an unconditional basis

Please note additional costs to be re-charged to the purchaser :-

- ☐ Search costs (£1,110.43)
- ☐ Measured survey (£720 + VAT)
- ☐ Transaction Fee of 1.0% of purchase price + VAT

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Additional Information

The current vendor 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.

Please see below links to the full marketing site and also the Data Room which contains the full legal pack

[Marketing Site](#)

[Data Room](#)

Rating

We are advised that the Rateable Values for the properties are:-

825 Manchester Road - £18,500

825a Manchester Road - £7,800

The UBR for 2025/26 is 49.9p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates

Viewing

Viewing is strictly via the sole agents.



Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Ground Floor	261.3	2,171
Total	261.3	2,171
	Hectare	Acre
Total Site Area	0.18	0.45

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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0370 777 6292

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