



**YIELDING**  
**PROPERTY**

**Property Investment Brokers**

**Commercial Office Space 'To Let' Marketing  
Report**

**18-20 St Mary's Place, Bury**

**PRS** Property  
Redress  
Scheme

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## **Property Overview**

18-20 St Mary's Place is a Grade II Listed building, close to Bury town centre. The property consists of c.5,000sq. feet of commercial space including 17 rooms, previously utilised as

offices, male and female toilets, a W/C, a disabled toilet facility and a communal kitchen facility. There is an attic space which is not in current usable condition. The vendors purchased the property via auction in February 2022 and it is believed that the property was vacant for a period of 18 months – 2 years before this.

### **Marketer Comments**

The entire property is being marketed to let on a commercial basis for a price in the region of £48,000 per annum (See Appendix 1), equating to c.£9.60 per sq/ft, a rent which is considered very reasonable in Bury town centre when assessed against local comparable evidence (See Appendix 2). The property began its marketing campaign in May 2022 however still currently stands vacant.

Current market conditions make it challenging to lease large, vacant buildings as most markets seem to be taking a 'buckle in' approach rather than expanding to new, large premises.

### **Marketing Report & Feedback**

Since marketing the property, we have had only a few calls regarding leasing the property as an office or commercial space. The two most favourable 'viewers' included:

- Solicitor firm: their feedback was that the property was too large for their requirements but they were unable to split the property as they did not wish to share an office space. Limited free parking arrangements also 'let the building down'
- Beauty therapist looking to expand her business – planned to utilise the unit as a salon and training facility where she would sub-lease different rooms to other therapists. Unfortunately, the work required for the building plus the lack of free parking meant this was unmanageable for her.

Since the marketing campaign began to lease the property, Developers and Housing Associations have contacted us more, wishing to purchase the building for development into residential units.

### **On-going Marketing**

Yielding Property will continue to market the property until it is decided to do otherwise. Our relationship with local businesses and Investors across Greater Manchester means that we can present the property as a viable option to people who are looking for similar office space in a town centre location.

### **Conclusion**

The property has been on the market to lease as commercial office space for seven months at a price which reflects current market rate. A suitable tenant has yet to commit to a lease on the property. In order to bring this listed building back into use it has become apparent that the demand exists for a residential property. This is further demonstrated by the

conversion of number 14 & 16 St Mary's Place which was converted from offices into residential in 2019. It is recommended that this is the most economical use going forward.



**Appendix 1 – Marketing Brochure – click link below to be taken to full brochure**

**<https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:aa18c91b-d2f7-300b-bb08-9909d9c336ff>**



**YIELDING**

**PROPERTY**

Property Investment Brokers

**TO LET**  
**Town Centre Office**

**18-20 ST MARY'S  
PLACE, BURY, BL9 0DZ**

**£48,000 PER ANNUM**

**[INFO@YIELDINGPROPERTY.CO.UK](mailto:INFO@YIELDINGPROPERTY.CO.UK)**

**[0161 706 1449](tel:01617061449)**

**Appendix 2 – Comparable Listings**

Bury

0 miles

sq. ft.

Min Size

To

Max Size

PCM

Min Price

To

Max Price

Property Type (8)

Filters




**Europa House, Barcroft Street, Bury, Gtr Manchester, BL...**

Office

Modern Flexible Office Space located in a prominent position close to the centre of Bury. All our offices have individually controlled air

COMMERCIAL

Marketed by Nolan Redshaw, Bury

**POA**

75-6,000 sq. ft.

**Nolan Redshaw** 0161 524 4862 Local call rate [Contact](#) [Save](#)




**Imperial House, Hornby Street, Bury, BL9 5BR**

Office

Modern Flexible Office Space located in a prominent position close to the centre of Bury. All our offices have individually controlled air

COMMERCIAL

Marketed by Nolan Redshaw, Bury

**POA**

75-6,000 sq. ft.

**Nolan Redshaw** 0161 524 4862 Local call rate [Contact](#) [Save](#)




**Minerva House, Hornby Street, Bury, Greater Manchesta...**

Office

Modern Flexible Office Space located in a prominent position close to the centre of Bury. All our offices have individually controlled air

COMMERCIAL

Marketed by Nolan Redshaw, Bury




**Woodhill Works, The Flat Woodhill Street, Bury**

Serviced office

Welcome to The Flat Office Community on Woodhill Street!! Constructed in 1980 and extended over the following decades this

COMMERCIAL

Marketed by Office Freedom, Office Freedom Regional

**£333 pcm** From

100-4,500 sq. ft.

**Office Freedom** 020 3907 2767 Local call rate [Contact](#) [Save](#)




**151 The Rock, Bury**

Serviced office

A space for businesses, startups, freelancers, charities and other on [Hide Property](#) > come in and get work done. Hosting 3 meeting

COMMERCIAL

Marketed by Office Freedom, Office Freedom Regional

**£333 pcm** From

100-4,500 sq. ft.

**Office Freedom** 020 3907 2767 Local call rate [Contact](#) [Save](#)




**Suite 1, Second Floor, The Exchange, Bank Street, Bury**

Office

The suite comprises of a second floor self-contained suite, with the following specification: - \* Gas Central Heating \* LG7 Lighting \*

COMMERCIAL

Marketed by Nolan Redshaw, Bury

**Within Bury**

[Ramsbottom](#)

[Tottington](#)

[Greenmount](#)

[Unsworth](#)

[Holcombe Brook](#)

[Summerseat](#)

[Edenfield](#)

[Locations within Bury on a map](#)

**What Other People Are Looking For**

[Offices to rent in Bury](#)

[Serviced Offices to rent in Bury](#)

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[Warehouses to rent in Bury](#)

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[Pubs to rent in Bury](#)

[Guest Houses to rent in Bury](#)

[Cafes to rent in Bury](#)

**Suggested Links**

[Estate agents in Bury](#)

Map data ©OpenStreetMap contributors




**LESTER HOUSE BUSINESS CENTRE, 21 BROAD STREET, ...**

Office

Immediate Occupation Available Modern Offices with Contemporary Furniture Town Centre Location - Easy Access Offices With Windows

**COMMERCIAL**

Marketed by Nolan Redshaw, Bury

**Nolan Redshaw** 0161 524 4862 Local call rate [Contact](#) [Save](#)




**21 Broad Street, Bury**

Serviced office

Lester House is in a modern town centre building and provides individual offices that are suitable for 1 person up to 50 people. Bury

**COMMERCIAL**

Marketed by Office Freedom, Office Freedom Regional

**Office Freedom** 020 1907 2767 Local call rate [Contact](#) [Save](#)




**Suite 6, The Pavilions, Bridge Hall Lane, (Off Junction 2 O...**

Office

The property is a two-storey, traditionally constructed office with the following specifications: \* Powder coated, aluminium, double

**COMMERCIAL**

Marketed by Nolan Redshaw, Bury




**Ground Floor, Arundel House And Bilenheim House , Holl...**

Office

Arundel House is of steel frame construction with brick elevations and tiled pitched roof. The available space is located at Ground Floor

**COMMERCIAL**

Marketed by Nolan Redshaw, Bury

**Nolan Redshaw** 0161 524 4862 Local call rate [Contact](#) [Save](#)




**Imperial House, 79-81 Hornby St, 79-81 Hornby St, Bury,...**

Office

FROM ONLY £275 PCM NO UTILITY BILLS, NO Service Charge, NO Business Rates (ALL INCLUDED IN THE ASKING RENT) Modern

**COMMERCIAL** **ONLINE VIEWING**

Marketed by Pearson Ferrier Commercial, Bury

**Pearson Ferrier** 0161 524 6976 Local call rate [Contact](#) [Save](#)




**LESTER HOUSE BUSINESS CENTRE, Suite 310, 21 Broad ...**

Serviced office

OFFICE 310. STYLISH, MODERN 30 PERSON OFFICE. FROM ONLY £3,000PCM. HIGH SPEED FIBRE INTERNET AVAILABLE WITH WIFI.

**COMMERCIAL** **ONLINE VIEWING**

Marketed by Pearson Ferrier Commercial, Bury

Heywood  
Ringley  
Besses O' Th Barn  
Outwood  
Locations within Greater Manchester on a map

**Within Bury**  
[Ramsbottom](#)  
[Tottenham](#)  
[Greenhouse](#)  
[Unsworth](#)  
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Locations within Bury on a map

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Guest Houses to rent in Bury  
Cafes to rent in Bury

**Suggested Links**

**Within Bury**  
[Ramsbottom](#)  
[Tottenham](#)  
[Greenmount](#)  
[Unsworth](#)  
[Holcombe Brook](#)  
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Cafes to rent in Bury

**Suggested Links**  
Estate agents in Bury

Map data ©OpenStreetMap contributors

Bury

0 miles

sq. ft.

Min Size

Max Size

PCM

Min Price

Max Price

Property Type (8)

Filters




**LESTER HOUSE BUSINESS CENTRE, Suite 310, 21 Broad**

Serviced office

OFFICE 310. STYLISH, MODERN 30 PERSON OFFICE. FROM ONLY £3,000PCM. HIGH SPEED FIBRE INTERNET AVAILABLE WITH WIFI

COMMERCIAL OPENING VIEWING

Marketed by Pearson Ferrier Commercial, Bury

**£3,000 pcm**  
1,674 sq. ft.

 0161 524 6976  
Local call rate

Contact Save

34% of the FTSE 100 have sent leads on Rightmove Commercial






**Office 302 & 303, LESTER HOUSE BUSINESS CENTRE, 2...**

Serviced office

OFFICE 302-303. STYLISH, MODERN 6-8 PERSON OFFICE. FROM ONLY £885PCM. HIGH SPEED FIBRE INTERNET AVAILABLE WITH

COMMERCIAL

Marketed by Pearson Ferrier Commercial, Bury

**£885 pcm**  
97-1,674 sq. ft.

 0161 524 6976  
Local call rate

Contact Save

Bury

0 miles

sq. ft.

Min Size

Max Size

PCM

Min Price

Max Price

Property Type (8)

Filters




**84 Rochdale Road, Bury, Lancashire, BL9**

Office

The subject property is a two story end terrace property previously used as a veterinary practice. It is of traditional brick construction

COMMERCIAL

Marketed by Fletcher CRE LTD, Bolton

**£1,250 pcm**  
1,491 sq. ft.

 01204 326825  
Local call rate

Contact Save




**FIRST FLOOR, UNIT C1, WATERFOLD BUSINESS PARK, B...**

Office

The suite is at first floor level and is generally open plan and traditionally constructed benefitting from the following features:

COMMERCIAL

Marketed by Nolan Redshaw, Bury

**£1,333 pcm**  
1,071 sq. ft.

 0161 524 4862  
Local call rate

Contact Save




**OFFICE SUITE 3, J2 BUSINESS PARK, BRIDGE HALL LAN...**

Office

Office Suite 3 is self-contained with kitchen and w.c. facilities on the ground floor and three individual offices on the first floor together

COMMERCIAL

Marketed by Nolan Redshaw, Bury

Heywood  
Ringley  
Besses (Off'n Barn)  
Outwood  
Locations within Greater Manchester on a map

**Within Bury**  
Ramsbottom  
Tottington  
Greenmount  
Unsworth  
Hokcombe Brook  
Summerseat  
Edenfield  
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Hotels to rent in Bury  
Pubs to rent in Bury  
Guest Houses to rent in Bury  
Cafes to rent in Bury

**Suggested Links**  
Estate agents in Bury

Map data ©OpenStreetMap contributors.

Bury

+0 miles

sq. ft.

Min Size

Max Size

PCM

Min Price

Max Price

Property Type (8)

Filters



09/11

POA

831 sq. ft.

The Exchange, First Floor, Suite 3, Bank Street, Bury, Gtr...

Office

The modern suite has been recently refurbished and benefits from the following specification:

COMMERCIAL

Marketed by Nolan Redshaw, Bury

Nolan Redshaw

0161 524 4862

Local call rate

Contact

Save



1/14

£1,100 pcm

806 sq. ft.

Brenton Business Complex, Unit 3 Brenton Business Co...

Serviced office

RENT FREE PERIOD AVAILABLE!!!! First Floor Furnished Office Suite, 806 Sqm office. With 2 On Site FREE Car Parks. MUST BE

COMMERCIAL

Marketed by Pearson Ferrier Commercial, Bury

Pearson Ferrier

0161 524 6976

Local call rate

Contact

Save



1/3

1318000994/channel-COM\_LET

Bury Business Centre, Kay Street, Bury

Office

The property comprises of an established business centre, providing flexible accommodation for various uses, but predominantly for

COMMERCIAL

Marketed by Nolan Redshaw, Bury

150-2500 sq. ft.

RED SHAW Local call rate



1/16

£1,750 pcm

520 sq. ft.

Atrium House, Office 24-26 Atrium House, 574 Manches...

Office

Serviced Offices, Furnished, No Utility Bils, No Business Rates, Parking, Stunning Atrium, Lift.

COMMERCIAL

Marketed by Pearson Ferrier Commercial, Bury

Pearson Ferrier

0161 524 6976

Local call rate

Contact

Save



1/13

£1,000 pcm

575 sq. ft.

Atrium House, Top Floor Suite, 574 Manchester Road, Bu...

Office

Serviced Offices, Furnished, No Utility Bils, No Business Rates, (ALL INCLUDED IN THE ASKING RENT) Parking, Stunning Atrium, Lift.

COMMERCIAL

Marketed by Pearson Ferrier Commercial, Bury

Pearson Ferrier

0161 524 6976

Local call rate

Contact

Save

Additional commercial listings

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Next

Within Bury

Ramsbottom

Tottington

Greenmount

Unsworth

Holcombe Brook

Summerseat

Edenfield

Locations within Bury on a map

What Other People Are Looking For

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Cafes to rent in Bury

Suggested Links

Estate agents in Bury

Map data ©OpenStreetMap contributors

9



Bury

+ 0 miles

sq. ft.

Min Size

Max Size

PCM

Min Price

Max Price

Property Type (8)

Filters




**Britannia Mill Offices Cobden Street, Bury, Lancashire**  
**Office**  
 Ground and first floor unfurnished office suites within Britannia Mill. Each office suite is located off the main corridor and comes with free parking.  
**COMMERCIAL**  
 Marketed by Roger Hannah Ltd, Manchester  
 0161 524 5014  
 Local call rate  
 Contact  
 Save

**£192 pcm from**  
 96-122 sq. ft.

**Additional commercial listings**




**Chesham Fold Road, Bury, BL9**  
**Office**  
 AVAILABLE NOW!!! MODERN, SPACIOUS GROUND FLOOR OFFICE SPACE CLOSE TO THE M66 AND BURY TOWN CENTRE! CALL NOW  
**COMMERCIAL**  
 Marketed by The Purple Property Shop, Bolton  
 01204 958075  
 Local call rate  
 Contact  
 Save

**£450 pcm**




**Chesham Fold Road, Bury, BL9**  
**Office**  
 AVAILABLE NOW!!! RECENTLY RENOVATED SPACIOUS FIRST FLOOR OFFICE! CALL NOW TO VIEW!  
**COMMERCIAL**

**Within Bury**  
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