

Lot 33, Former Wilko, 111 The Rock, Bury,

BL9 0ND

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Substantial Town Centre Retail and Development Opportunity (subject to consents)

www.acuitus.co.uk

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Property Information

Substantial Town Centre Retail and Development Opportunity (subject to consents)

- Substantial building suitable for development (subject to consents)
- Total floor area of approximately 3,246.00 sq m (34,939 sq ft)
- Low Capital Value of £2.86 per sq ft on guide price
- Site Area of approx. 0.33 Ha (0.81 Acres)
- Prominent position fronting the pedestrianised section of The Rock (principal shopping street)
- Close to The Rock Shopping Centre, Mill Gate Shopping Centre and Bury Market
- Nearby occupiers include Burger King, Greggs, Caffè Nero, Pizza Express, JD Sports, Skechers, Barclays and Vue Cinema.

Lot

33

Auction

17th September 2026

Vacant Possession

Status

Available

Sector

Retail, Development

Auction Venue

Live Streamed Auction

Location

Miles

10 miles north of Manchester City Centre, 38 miles north-east of Liverpool

Roads

A58, M66 (junction 2)

Rail

Bury Interchange (Metrolink)

Air

Manchester Airport

Situation

The property is prominently situated on The Rock, Bury's principal retailing thoroughfare, fronting the pedestrianised section of the town centre. The Rock Shopping Centre is directly opposite the property, Mill Gate Shopping Centre and Bury Market are also located nearby.

The Rock Shopping Centre forms part of the wider Rock Triangle mixed-use development, completed in 2010 and incorporating substantial retail and leisure accommodation together with over 400 residential apartments. Woodfields Retail Park is situated approximately 200 metres north west of the property and provides a further concentration of retail and leisure occupiers including Tesco Superstore, Currys and Sports Direct. The Rock Shopping Centre includes occupiers such as Burger King, Greggs, Caffè Nero, Pizza Express, JD Sports, Sketchers and Vue Cinema. Other nearby occupiers include Pepe's, Tim Hortons, McDonalds and Tui.

Tenure

Long Leasehold. Held for a term of 150 years from 1 April 1968 at a peppercorn rent.

Description

The property comprises a substantial retail building with ground and first floor accommodation, providing a total approximate floor area of 3,246.00 sq m (34,939 sq ft) on a site extending to approximately 0.33 Ha (0.81 Acres). The property also benefits from land to the rear which provides a loading area accessed via Parson's Lane.

The property may be suitable for re-development or alternative uses, including residential, leisure and other commercial uses, subject to obtaining the necessary consents.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground/First	Retail/Ancillary	3,246.00	(34,939)	VACANT POSSESSION
Total		3,246.00	(34,939)	

N.B. The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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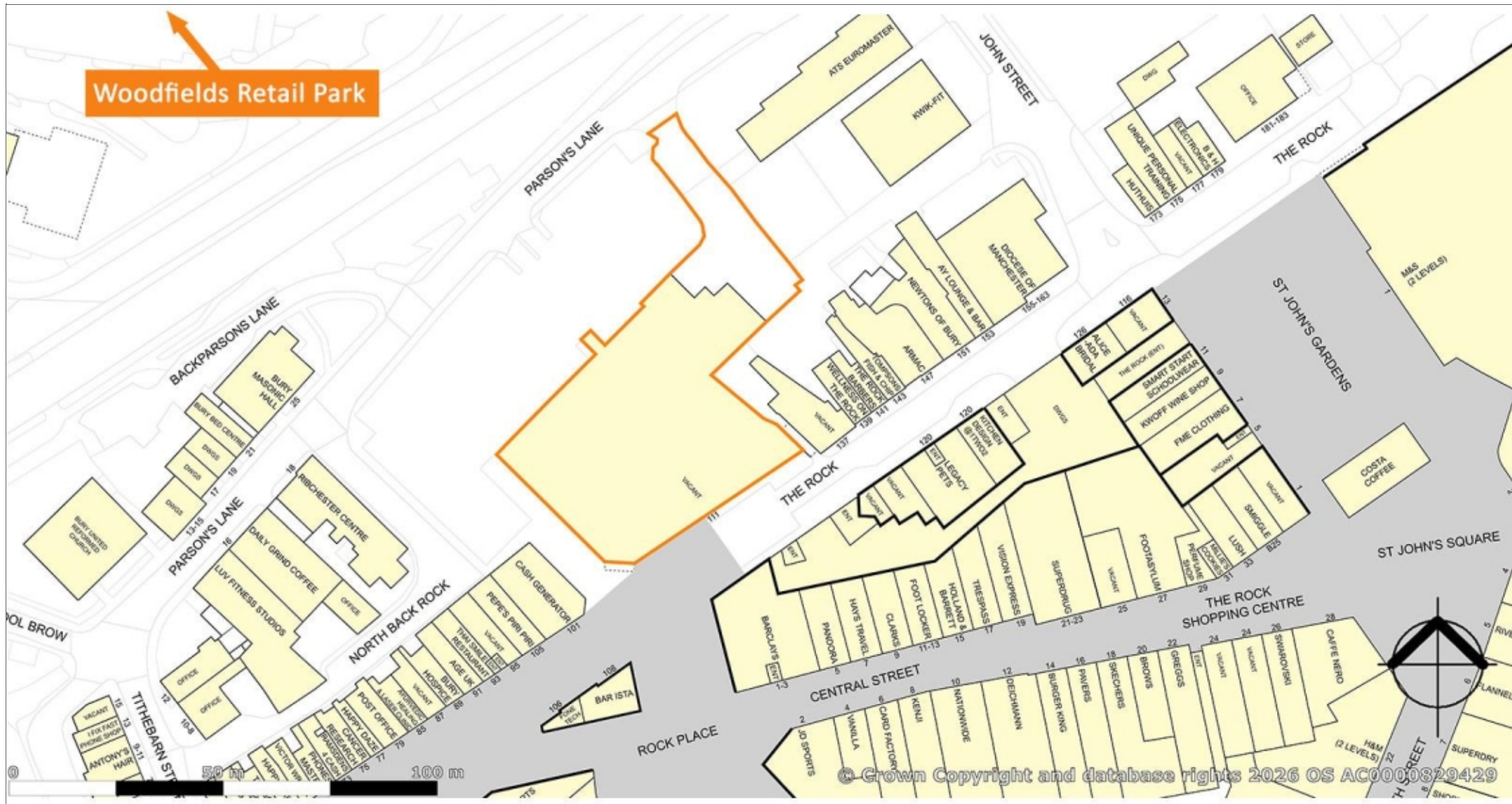
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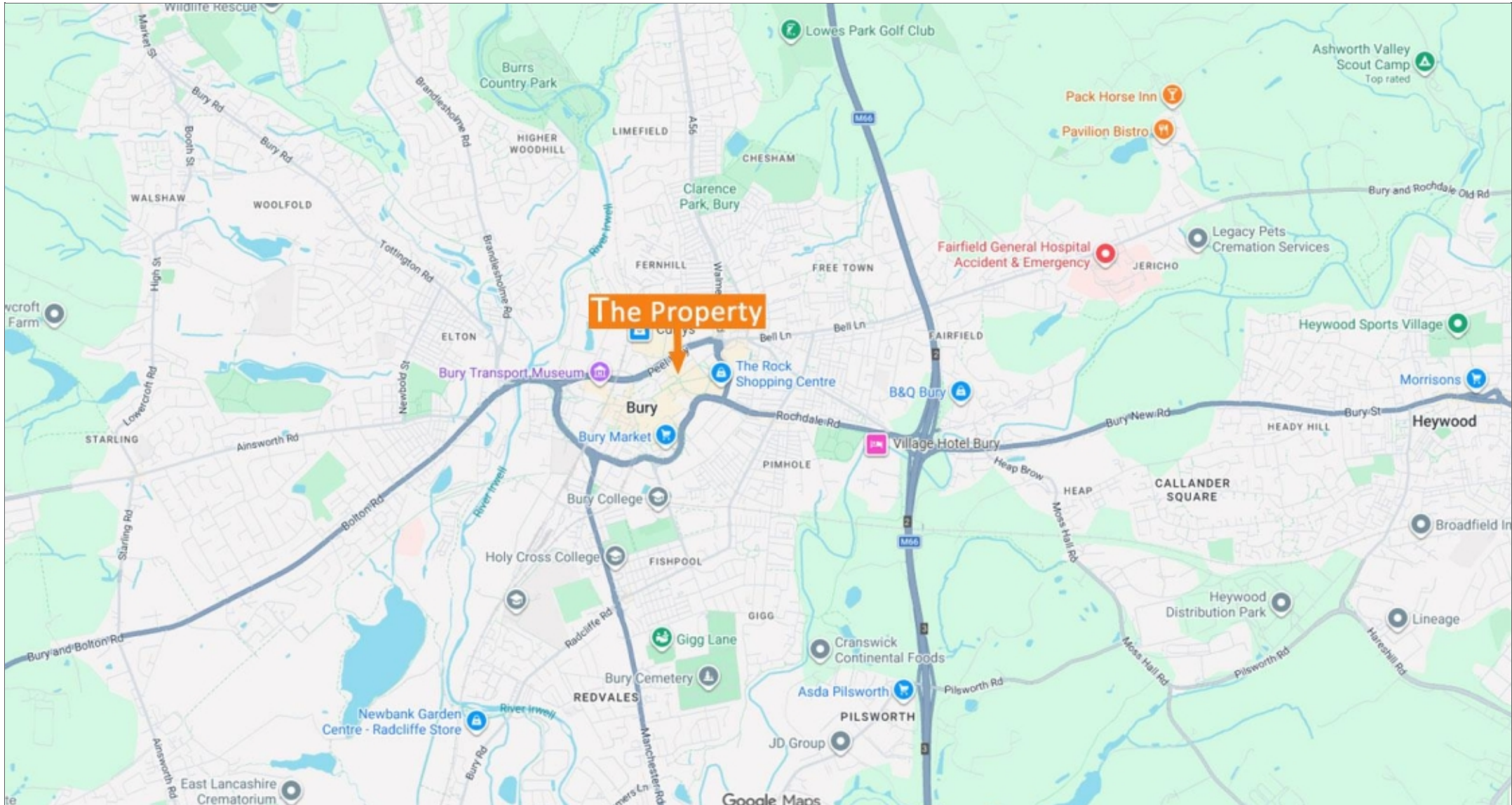
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2024

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