



**CITRUS**

COMMERCIAL CIRCLE

# The Car Depot Forecourt, Derby Way, Bury, BL9

- Approximately 100,000 sq ft (9,290.3 Square metres) sizable secure yard
- Prime town centre location
- Suitable for a wide range of vehicle storage, open storage or yard uses
- Flexible lease terms available



## Property Summary

A rare opportunity to secure a substantial and highly versatile town centre forecourt / yard, offering a prominent and well-connected location suitable for a wide range of commercial uses (subject to the necessary consents).

The site comprises a large concrete hardstanding area, providing a practical and durable surface ideal for vehicle storage, fleet parking, open storage, contractor use or general yard-based operations. The forecourt benefits from electric gated access, ensuring a secure environment, alongside multiple access and egress points, allowing excellent vehicle circulation and making it particularly suitable for HGVs and commercial traffic.

Its central location provides strong accessibility and convenience, making it an attractive option for businesses requiring a visible and easily reachable base within an urban setting.

In addition, the premises can be taken alongside ancillary commercial / industrial units and office accommodation, available by separate arrangement, offering occupiers the opportunity to create a fully integrated operational setup.

Flexible lease terms are available, and VAT may be applicable, making this a rare and adaptable opportunity within a prime town centre location.





**Woodfields Retail Park**

**TESCO COSTA**

PUREGYM Boots currys

**Moorgate Retail Park**

home bargains halfords

KFC farmfoods

KINGS GYM

**Angouleme Retail Park**

TKMAXX ASDA Argos

JD GYMS SMYTHS Pets at Home

Dreams bensons for beds

**The Rock Shopping Centre**

The Rock is a mixed-use scheme offering a shopping, dining and leisure all within one complex.

**Mill Gate Shopping Centre**

Mill Gate is a central shopping centre offering a mix of high street stores and everyday essentials.

**Bury Market**

Bury Market is an award-winning market known for its wide variety of stalls and strong local character.

## LOCATION //

The property is prominently situated within a well-established town centre location, benefiting from excellent connectivity to surrounding areas and major transport routes. The site enjoys convenient access for both staff and customers, with nearby road networks supporting efficient travel across the wider region.

The surrounding area is home to a strong mix of national and independent occupiers, with well-known retailers and leisure operators such as Tesco, Asda, The Range, M&S, KFC, McDonald's, and Costa Coffee all within close proximity, driving consistent footfall and commercial activity.

A wide range of additional amenities, retail destinations, and leisure facilities further enhance the location's appeal, making it suitable for a broad spectrum of commercial, retail, and leisure uses.



[Google Maps link](#)



## Business Advantages //



### Why This Property?

This forecourt presents a rare opportunity to secure a substantial, secure and centrally located yard within a prime town centre setting. Its combination of size, accessibility and flexibility makes it highly attractive for a wide range of occupiers, particularly those requiring external space in a well-connected urban location.

The site's multiple access points and electric gated security provide both ease of use and peace of mind, allowing efficient day-to-day operations while maintaining a controlled environment. The prominent location also offers excellent accessibility for staff, customers and suppliers, enhancing overall business efficiency.

With the option to incorporate ancillary commercial / industrial units and office accommodation, the property offers a level of flexibility rarely found in comparable sites, enabling occupiers to create a tailored, all-in-one operational base.



### Operational Advantages

- Efficient vehicle movement with multiple access and egress points
- Secure environment with electric gated entry
- Concrete hardstanding suitable for heavy use and long-term durability
- Excellent accessibility for deliveries, staff and customers
- Suitable for HGV access, fleet parking and logistics operations
- Flexible use for storage, contractor yard or vehicle-based businesses (STP)
- Ability to combine yard space with office and industrial units
- Town centre positioning supporting convenience and connectivity



## Multi-Occupier Potential //

The site benefits from three separate points of access and egress via Derby Way, Rochdale Road, and York Street, creating a layout that is particularly well suited to split or multi-occupier use. This unique configuration allows the property to be easily divided, with independent access points supporting multiple tenancies or distinct operational areas within the same site.

## Suitable for a Variety of Uses (STP) //

- Open storage
- Vehicle storage / car storage
- Fleet parking and management
- Logistics and distribution yard
- Contractor's yard
- Builders / trade yard
- Plant and machinery storage
- Scaffold yard
- Tool and equipment hire base
- Waste management / recycling (subject to consent)
- Container storage
- Parcel / last-mile delivery hub
- Automotive uses (valeting, detailing, repairs – STP)
- Car sales pitch / forecourt sales
- Taxi or private hire fleet base
- Coach or minibuss parking
- Trailer storage
- Agricultural or landscaping storage
- Event storage / staging yard
- Storage for retail or e-commerce businesses
- Trade counter operations (with ancillary unit)
- Light industrial / workshop use (if combined with unit)
- Distribution depot
- Utility or infrastructure depot

*All uses subject to planning permission.*

# CONTACT US



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