



HIGH STREET PROPERTY / CLASS E  
463 Bury New Road, Prestwich, M25 1AB



**UNDER  
OFFER**

**Price:** Offers in the region of **£340,000**  
**Total Floor Area**  
2,991 Sq ft / 278 Sq M

**Viewing strictly through the sole agent.**  
Barker Proudlove  
Simon Colley  
07966 181708  
simon@barkerproudlove.co.uk  
James Moss  
07977 278229  
jmoss@barkerproudlove.co.uk

**In partnership with:**  
 **CUSHMAN &  
WAKEFIELD**



**Location:**

Prestwich is an affluent residential suburb of north Manchester, located approximately 3.5 miles north of the city centre. The town benefits from excellent transport links with Bury New Road (A56) running through the town providing direct access to Manchester city centre and the M6, M62 & M40. The town also has excellent rail links with Prestwich Metrolink Station providing regular services to Manchester.

The subject property is located on the western side of the A56 and occupies a prominent corner location fronting Bury New Road and Clifton Road. Nearby retailers include Anatolian Bar & Grill, Farm Foods, Coral, The White Horse and Istanbul Restaurant. The new residential development and The Radius retail scheme is located in very close proximity on the eastern side of the A56, with occupiers including Costa, Greggs, Superdrug, Betfred and Quality Save amongst others.

**Tenure:**

Freehold with vacant possession.

**Sale Price:**

Offers in the region of £340,000.

**Accommodation:**

The premises comprise the following approximate net internal areas:-

| Floor Area           | Sq m   | Sq ft |
|----------------------|--------|-------|
| <b>Ground Floor:</b> | 176.06 | 1,895 |
| <b>First Floor:</b>  | 45.10  | 485   |
| <b>Basement:</b>     | 56.70  | 610   |
| <b>TOTAL:</b>        | 277.86 | 2991  |

**Business Rates:**

The premises currently has a Rateable Value of £23,000. For further details contact Gov.uk or visit the Business Rates department of the Local Authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

**EPC:**

Energy Performance Asset Rating - E.

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date prepared:**

December 2023

*In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.*

