



# 116-118 Bury New Road

## Manchester, M8 8EB

- Flexible commercial units from approximately 1,300 to 2,600 sq ft
- Within Close Proximity to City Centre
- · Large rear car park

- Suitable for retail, office, warehouse, storage, or cash and carry use
- · Ground floor and first floor units available
- Rent from £15.50 per sq ft plus VAT, incentives considered

Flexible commercial units available from approximately 800 sq ft to 1500 sq ft, suitable for a range of uses including retail, office, warehouse, storage, or cash and carry.

Located within the busy Eurocentre complex, this well-established block of 10 shops offers excellent visibility and access. The premises were previously used as a clothing showroom and benefit from a large rear car park, with allocated parking spaces for each tenant.

Units are available on both ground and first floors, offering adaptable layouts for a variety of occupiers.

Additional Information:

Rent: £15.50 per sq ft (approximately £40,000 + VAT per 2,600 sq ft unit)

Lease Term: 5 years

Lease Type: Full Repairing & Insuring / Internal Repairing

Rent Review: Every 3 years

Deposit: 2 months' rent

Service Charge: £40 per month

Building Insurance: Tenant contribution required

VAT: Applicable on rent

Utilities include single and three-phase power, water, extraction, and air-conditioning units

No shared or communal areas

Allocated parking spaces to the rear of the property





# £1,000 Per month

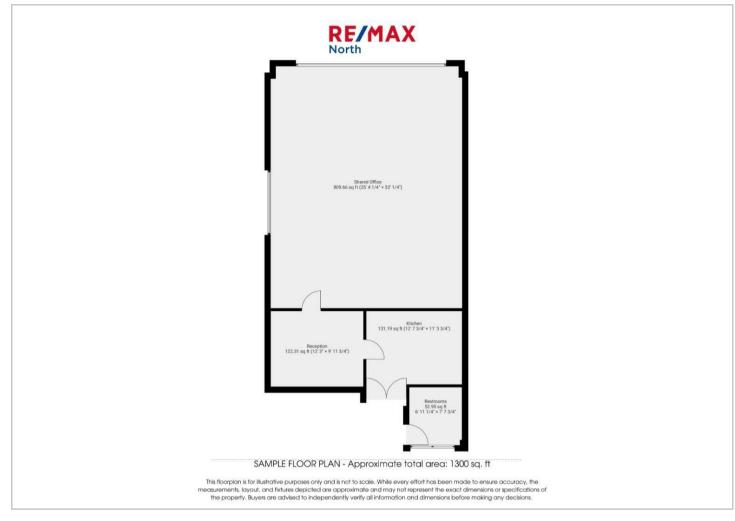






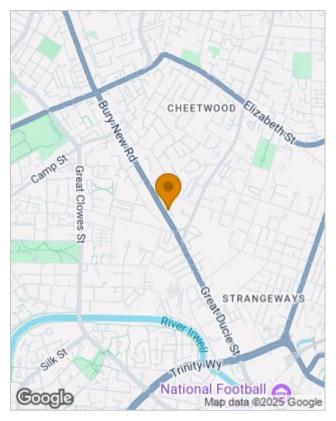


Floor Plans Location Map

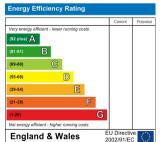


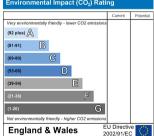
#### Viewing

Please contact our RE/MAX North Sales Office on +44 (0) 1618 040807 if you wish to arrange a viewing appointment for this property or require further information.



### **Energy Performance Graph**





The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.