

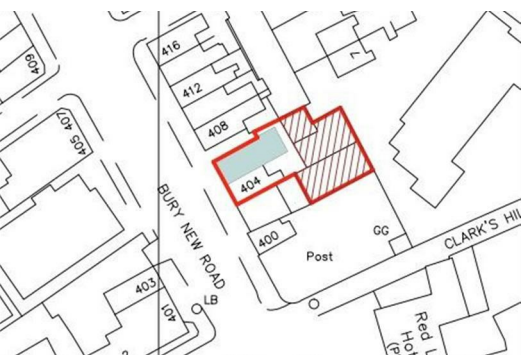


Hyde Estate & Letting Agents

**Rear of 402 Bury New Road, Prestwich
M25 1BD**

£850 Per Month

Hyde Estates offer this fantastic commercial opportunity in the heart of Prestwich Village. This single-storey, brick-built unit with a corrugated and tiled roof, measures approximately 76 m2 (818 sqft).



Currently vacant and in need of modernisation with incentives available. The majority of internal walls are plasterboard, allowing for an open-plan layout. The unit includes a WC and kitchen. To the rear, there is a spacious patio area, partially covered by a timber gazebo, along with an additional elevated area accessed via steps. The unit is set back from Bury New Road but has good visibility and lots of passing trade. The unit is accessed from the corner of Bury New Road and Clark's Hill next to The Red Lion pub via a right of way. Or between Farah Naz at 408 and Beytoushi Market at 406 Bury New Road. The unit would suit a multitude of uses (subject to change of use).

Parking is easily accessible, with free on-street parking and a complimentary public car park across the road on Chapel Street. The surrounding area is a vibrant mix of retail, dining, nightlife and leisure, featuring well-known brands such as, Gail's Bakery, Rudy's Pizza, M&S Foodhall, Richer Sounds, HSL furniture as well as a multitude of independents ensuring a thriving commercial environment.

Location

Situated in the popular Prestwich Village, this property enjoys a prime position on Bury New Road (A56), with excellent access to Junction 17 of the M60 motorway and public transport links. St Mary's Park and its beautiful flower gardens are just a short walk away.

Rent

£10,200 pax

Accommodation

Ground floor - approx 76 m2 (818 sqft)

External areas

Terms of lease

By negotiation

VAT

We understand the property is not liable for VAT.

Usage

Warehouse and storage

EPC - TBA

Legal costs

Each party to bear their own legal costs.

Viewings

Please contact Hyde Estate & Letting Agents 0161-773 4583

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(37-47) F			(37-47) F		
(1-36) G			(1-36) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

1 St. Margarets Road, Prestwich, Manchester, M25 2QB

