



**116 Rectory Lane, Prestwich  
M25 1DJ**

**£2,084 Per Month**

Hyde Estates present this large and prominent two story, detached commercial property in the heart of Prestwich. Maintained to a good standard, approx 240 SQM (2583 SQFT). Providing ample parking with a gated rear yard. Easy access to Prestwich Village and the M60 motorway junction 17.



To the front is a retail area that spans the total width of the property approx. 29'. There are a further three offices to the ground floor together with a kitchen/ break room, WC and storeroom. The fitted eat in kitchen features a range of wall / base mounted units with tiled splash backs, sink unit, space for an under-counter fridge and access to the side and rear elevation. The first floor features three generous offices, a further kitchen and WC. The property has mostly suspended ceiling with inset lighting, electric rollers shutters and security grills to the windows. The property is served by a gas combi boiler and features a security alarm. There's ample parking to front and side with a gated rear yard. The property would suit a multitude of uses.

The surrounding area is predominantly residential with a couple of commercial units directly opposite. Just a two minute drive away is Prestwich Village, which offers a vibrant mix of retail, dining, nightlife and leisure, featuring well-known brands such as, Gail's Bakery, Rudy's Pizza, M&S Foodhall as well as a multitude of independents ensuring a thriving commercial environment.

Location

Situated on the corner of Heywood Road and Rectory Lane, this property enjoys a prominent position on the corner of a busy roundabout connecting Bury New Road A56 to Bury Old Road A665, and Scholes Lane A6044. Offering excellent access to the M60 motorway junction 17 and public transport links.

Rent  
£25,000 pax

Accommodation  
Ground floor  
First floor  
External areas  
Approximately 240 SQM (2583 SQFT)

Terms of lease  
By negotiation

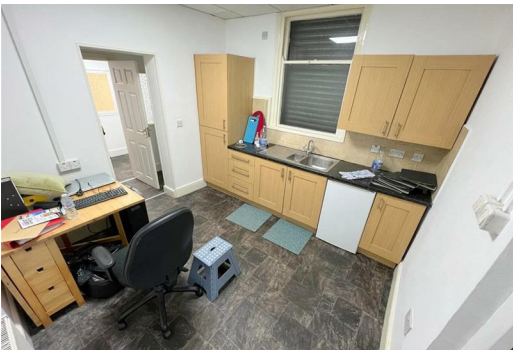
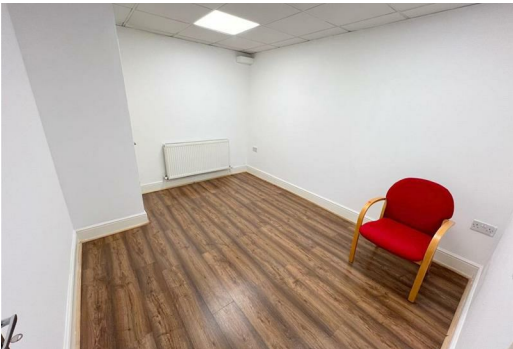
VAT  
We understand the property is not liable for VAT.

Usage  
Hairdressing salon and premises

EPC – D

Legal costs  
Each party to bear their own legal costs.

Viewings  
Please contact Hyde Estate & Letting Agents 0161-773 4583



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) 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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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