



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

Offers In The Region Of £400,000

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.

Accommodation

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

Tenure - Freehold

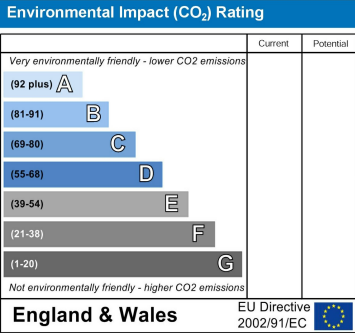
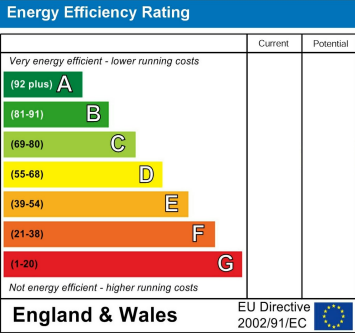
VAT
We understand the property is not liable for VAT.

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



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