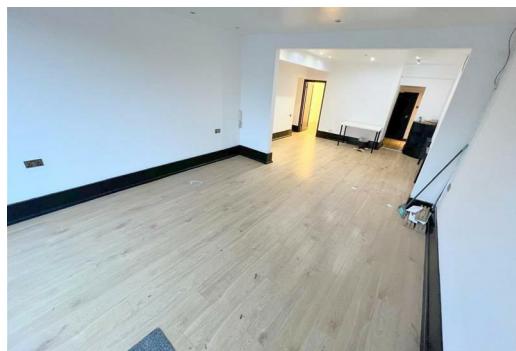
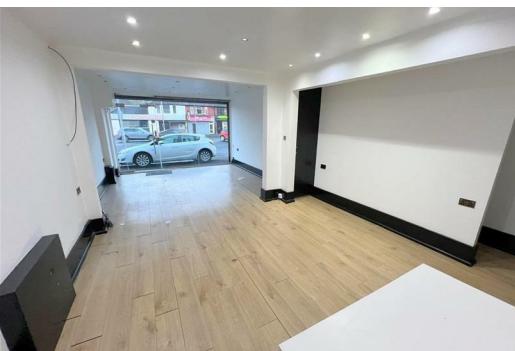




**283A Middleton Rd (Ground Floor), Manchester  
M8 4LY**

**£1,600 Per Calendar Month**

Hyde Estates present this modern ground-floor retail unit, perfectly positioned on Middleton Road (A576) within an established shopping parade that benefits from significant passing trade, and ample on-street parking.



The property boasts an expansive glazed shop front for exceptional roadside visibility, leading into a bright main retail area finished with laminate flooring and inset lighting. The versatile layout includes a private treatment room, kitchenette, and WC facilities, while the rear of the property features an office with a breakout area and access to an enclosed yard. Enhanced by front electric security shutters, and rear security grilles, this professional space is finished to a good standard and is ideally suited for a wide variety of commercial uses.

#### Location

Situated on Middleton Road A576, with easy access to the M60 motorway network, Manchester city centre and public transport links including Bowker Vale Metrolink station.

Use class: E

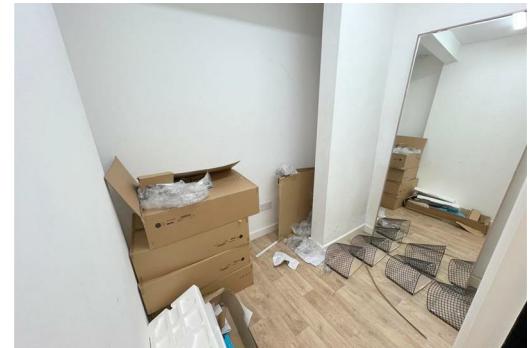
Approx internal floor area: 67 SQ M (721 SQ FT)

Terms: IRI (Internal Repairing and Insuring)

Business rates: all parties should make their own enquiries as to the business rates.

Legal costs: each party to bear their own legal costs

Viewings: contact Hyde Estate & Letting Agents on 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			Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91) B				(81-91) A	
(69-80) C				(69-80) B	
(55-68) D				(55-68) C	
(39-54) E				(39-54) D	
(21-38) F				(21-38) E	
(1-20) G				(1-20) F	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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

