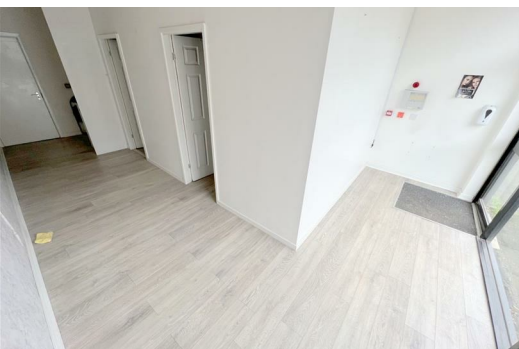




**Unit 1 17/19 Bury Street, Manchester
M26 2GB**

£695 PCM

Hyde Estates present this ground floor retail unit, approx 36.19 SQ M (389.62 SQ FT) ideally located on an established parade of shops fronting Bury Street A6053.



The unit features an aluminium glazed shop front with electric security shutters, reception area and two treatment rooms/offices together with a kitchenette and WC.

Location: situated on Bury Street A6053, a continuation of Cross Lane and Dumers Lane. Offering easy access to Bury Town Centre and the M60 Motorway network.

Usage class: E

EPC: E

Approx internal floor area: 36 SQ M (387 SQ FT)

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		



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