



CARR AVE

152b Butterstile Lane
Prestwich, Manchester, M25 9TJ

£895 Per month



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The new build premises located on Butterstile Lane, in this highly popular residential area, surrounded by a number of established businesses.

The property to let is on the ground floor area with easy access from the street., the property can be configured to suit any business as presently it is a blank canvas and suited for a variety of businesses, including retail, office, financial services, Café, Beauticians, hairdresser's, barbers, therapists .

The ground floor measuring approximately 400 sqft currently consists of a large open plan floor area with small toilet and sink area at the back. The space comes with two large front and side 3 meter glazed window shop front looking directly onto Butterstile Lane & a side glazed window looking onto Carr Ave.

Externally the front of the property has two separate metal roller shutters to the main glazed shop front and the front door.

Viewing is available during the day lighthours only as the utilities are still to be connect.

Key features of the property:

Ground floor premises with easy access from the street

Flexible open-plan space, ideal as a blank canvas for a variety of businesses, including retail, office, financial services, café, beauticians, hairdresser's, barbers, or therapy





services

Approximately 400 sqft ground floor area

Large open-plan floor with a small toilet and sink area at the back

Two large front and side 3-meter glazed windows facing Butterstile Lane, plus a side glazed window looking onto Carr Avenue

Front of the property fitted with two separate metal roller shutters for the main shop front and front door

Viewing available during daylight hours only, as utilities are still to be connected

Floor Plan



Viewing

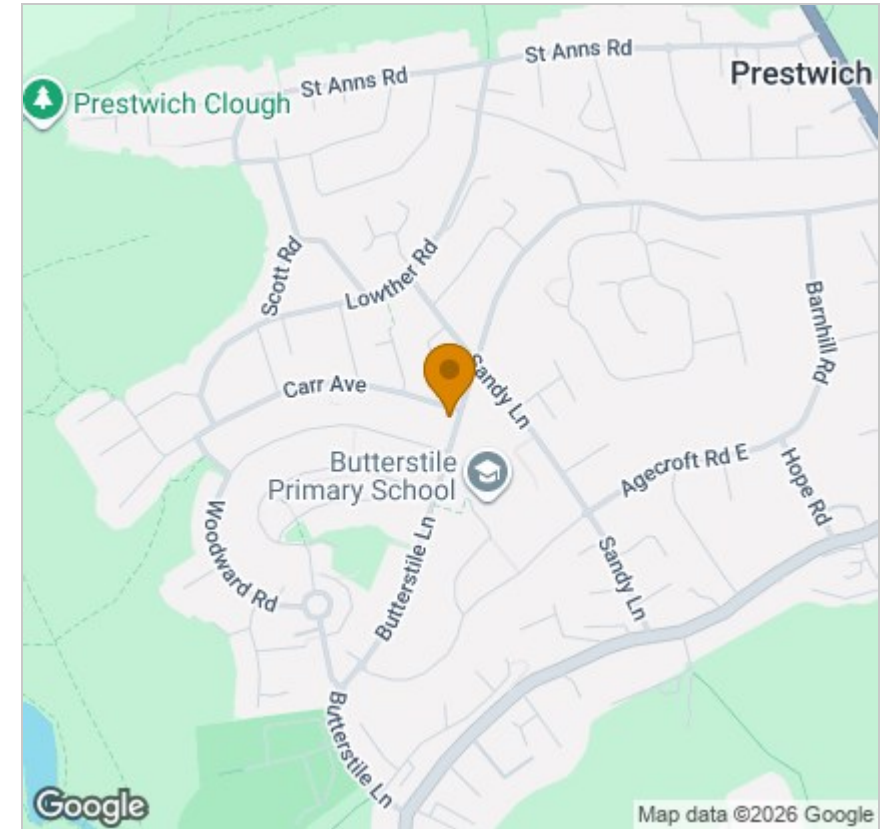
Please contact our Urban Estates Office on 0333 433 0348 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

