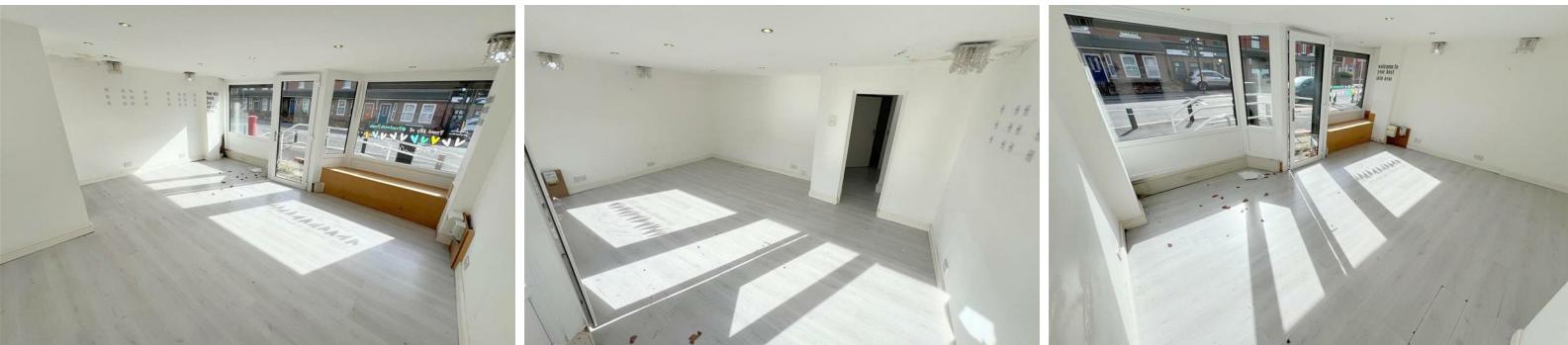




**426 Bury Old Road, Prestwich  
Manchester M25 1PR**

**£950 Per Calendar Month**

Hyde Estates present this well-positioned ground floor unit offering a bright, versatile space ideal for a variety of uses, from traditional retail to professional services or a boutique treatment clinic. Approx 36 SQ M (387.5 SQ FT)



Accessed via a modern uPVC double glazed shop front, the unit features a spacious open-plan retail area flooded with natural light. The interior is finished to a good standard with laminate flooring and inset halogen spotlights throughout. To the rear, the property offers a dedicated office or private treatment room equipped with a sink, alongside a separate storage area, kitchenette, and tiled WC. For added peace of mind, the property is fitted with robust security shutters to the front elevation.

Approximate internal area  
36 SQ M (387.5 SQ FT)

#### Location

Situated on Bury Old Road A665, a main arterial road that connects Bury to Manchester City Centre. There is easy access to the motorway network and public transport links including Heaton Park Metrolink station.

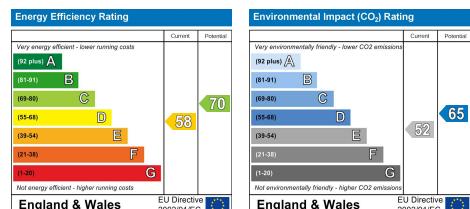
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#### Viewings

Strictly by prior appointment through Hyde Estate & Letting Agents.

#### Note

Although these details are believed to be correct, they are not guaranteed. Sizes given are approximate dimensions.



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

