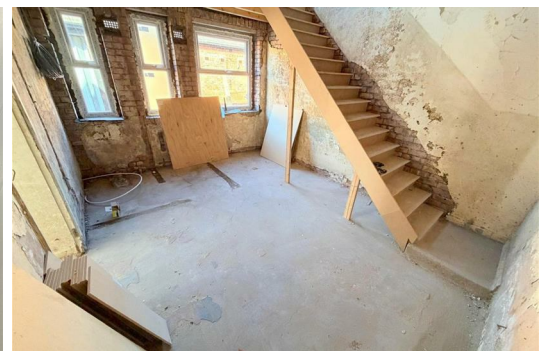
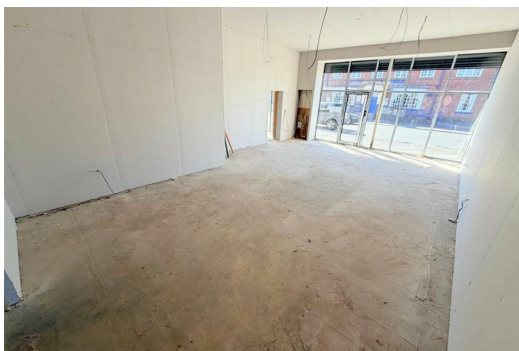




**285 Mauldeth Road, Manchester  
M19 1HL**

**£2,750 PCM**

Hyde Estates presents Unit 1 Mauldeth Road, Burnage: a 1,326 SQ FT retail unit on a busy high street near the A34. Features a new shop front, high ceilings, and two floors of versatile space with uPVC glazing. Ideal for various commercial uses STP.



Description

Unit 1 is a spacious and versatile retail unit boasting high ceilings and exceptional roadside visibility, thanks to a brand-new aluminium shop front that floods the interior with natural light. The ground floor features a primary retail area leading to a secondary rear room, which includes newly fitted uPVC double-glazed windows, a secure rear entrance, and access to the upper level. On the first floor, the property offers two further generous rooms, both updated with new uPVC double glazing, providing a modern and adaptable environment perfectly suited for a wide range of commercial uses, subject to statutory planning (STP).

Unit 2 is accessible via an internal doorway near the front entrance and can be leased in conjunction with Unit 1 for additional space.

The surrounding area is a vibrant mix of retail, dining, nightlife and leisure, featuring well-known brands such as William Hill, Martins, One Stop, together with a multitude of independents ensuring a thriving commercial environment.

Location: situated on Mauldeth Road on the corner of Burange Lane, with easy access to Kingsway A34 and the M60 motorway network. Public transport links include Mauldeth Road Train Station and bus routes.

Use class: E

EPC: TBA

Floor areas

- Ground floor front: 51.72 SQ M (556.76 SQ FT)
- Ground floor rear room: 18 SQ M (193.98 SQ FT)
- First floor room 1: 22.29 SQ M (240 SQ FT)
- First floor room 2: 31.15 SQ M (335.35 SQ FT)
- Total: 123.16 SQ M (1325.68 SQ FT)

Terms: by negotiation

Business rates: all parties should make their own enquiries as to the business rates with Manchester City Council on, 0161 234 1103, [www.manchester.gov.uk/brcontact](http://www.manchester.gov.uk/brcontact)

Viewings: contact Hyde Estate & Letting Agents on 0161 773 4583.



| Energy Efficiency Rating                    |  |  | Environmental Impact (CO <sub>2</sub> ) Rating                  |  |  |
|---------------------------------------------|--|--|-----------------------------------------------------------------|--|--|
| Very energy efficient - lower running costs |  |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |  |
| (92-100) A                                  |  |  | (92-100) A                                                      |  |  |
| (81-91) B                                   |  |  | (81-91) B                                                       |  |  |
| (69-80) C                                   |  |  | (69-80) C                                                       |  |  |
| (55-68) D                                   |  |  | (55-68) D                                                       |  |  |
| (48-54) E                                   |  |  | (48-54) E                                                       |  |  |
| (37-47) F                                   |  |  | (37-47) F                                                       |  |  |
| (1-36) G                                    |  |  | (1-36) G                                                        |  |  |
| Not energy efficient - higher running costs |  |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |  |
| England & Wales                             |  |  | England & Wales                                                 |  |  |
| EU Directive 2002/91/EC                     |  |  | EU Directive 2002/91/EC                                         |  |  |

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

