

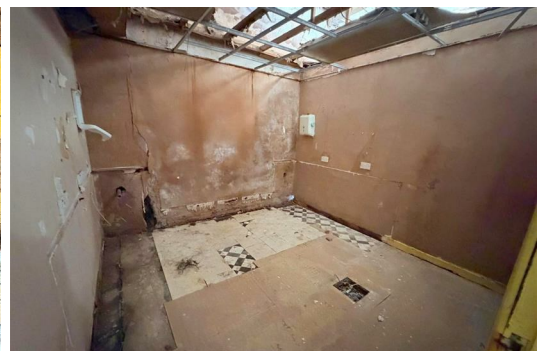


Hyde Estate & Letting Agents

182 Burnage Lane, Manchester
M19 1EF

£1,700 PCM

Hyde Estates presents Unit 5 Burnage Lane, Burnage: a 759.87 SQ FT retail unit on a busy high street near the A34. Features a versatile space with new shop front. Ideal for various commercial uses STP.



Description

Unit 5 is a versatile ground floor retail unit which boasts exceptional roadside visibility, thanks to a brand-new aluminium shop front that floods the interior with natural light. The unit provides a retail area with two separate office/ treatment rooms. To the rear is a further room that features a secure rear entrance and new uPVC double glazed windows. This unit provides a modern and adaptable environment perfectly suited for a wide range of commercial uses, subject to statutory planning (STP).

Note: this unit is currently under refurbishment.

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 Burnage Lane on the corner of Mauldeth Road, 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

Front retail: 51.36 SQ M (552.86 SQ FT)

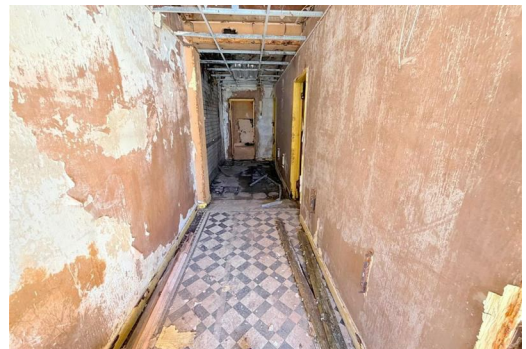
Rear: 19.23 SQ M (207 SQ FT)

Total: 70.59 SQ M (759.87 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

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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(29-54) E			(29-54) E		
(21-28) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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