



294 BURY NEW ROAD | MANCHESTER | M7 2YJ



748 sq ft (69 sq m)

MAIN ROAD FRONTED SUBURBAN RETAIL/ COMMERCIAL PREMISES

- Very prominent position
- Junction of Bury New Road and Great Cheetham Street East
- Very well appointed property
- 2 private car parking spaces
- Suit various uses, subject to consent

TO LET/MIGHT SELL

DESCRIPTION

The property is an end of terrace two storey retail/commercial property with 2 private car parking spaces to the front.

The specification is of a very good standard and provides an open plan retail/showroom area with fitted counter and full display frontage and a small utility area to the shop rear. The first floor is accessed via an attractive metal spiral staircase and this area provides open plan storage and office space together with a separate small storeroom and WC.

The property fit out is of a very good standard and provides the ingoing tenant/buyer with a good blueprint to accommodate their own plans

An internal inspection is highly recommended.

LOCATION

The property is very prominently located at the junction of Bury New Road (A56) and Great Cheetham Street East (A576) about 1.5 miles to the north of Manchester city centre in an established mixed retail/commercial and residential area.

The property is close to McDonalds and Tim Hortons and there are a number of established local retailers and companies in the immediate locality.

Please refer to attached location map.



SERVICES

We understand that all mains service connections are available.

FLOOR AREA

The property extends to a net internal floor area of 748 sq ft made up as follows:

Ground Floor Sales	279 sq ft
Ground Floor Utility	95 sq ft
First Floor	374 sq ft
Total	748 sq ft

RATES

The property has a Rateable Value of £5,400

LEASE TERMS & RENT

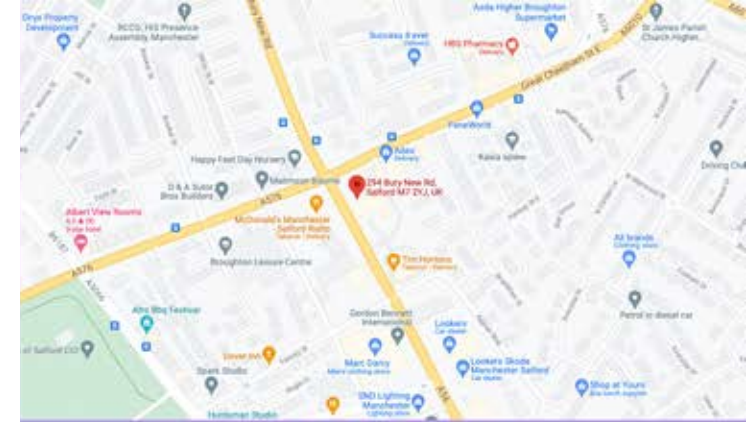
The property is offered To Let under the terms of a new lease for a period to be agreed and subject to an initial rent of £12,000/annum, exclusive.

SALE

Details on application.

VIEWING

By prior appointment with the sole agents:
Houghton Warburton: 0161 839 0080.



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