



## Bury New Road

, Prestwich, Manchester, M25 3BB

Rental £1,833.33 Monthly  
1 Bedroom Commercial Property  
Available Now

Manchester, 503-505 Bury New Road, Prestwich, Manchester, , M25 1AD  
Email: [lettings@normie.co.uk](mailto:lettings@normie.co.uk) | Tel: 0161 773 7715

Opening Times: Mon 09.30 - 17.30 | Tue 09.30 - 17.30 | Wed 09.30 - 17.30 | Thurs 09.30 - 17.30 | Fri 09.30 - 17.30 | Sat 09.30 - 12.30 | Sun Closed

\* Unfurnished

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## Situation

### Location

This property is situated in the heart of Prestwich Village, on Bury New Road - a busy route connecting Manchester city centre and the suburbs of Prestwich and Whitefield. Manchester city centre is 3 miles south, and Junction 17 of the M60 motorway is approximately 2.5 miles north. The location benefits from a range of popular retailers, including Marks and Spencer's, Aldi, and Pets at Home, as well as many successful independent local businesses offering a variety of shopping and dining options.

### Description

Currently utilised as a first-floor office occupying a prominent corner position (Bury New Road and Sherborne Street). The property comprises a reception area, large open plan space, board room, kitchen area and separate male and female toilets. The first-floor area is calculated at approximately 186.1m<sup>2</sup> ( 2003.2 ft<sup>2</sup>), which is accessed via a dedicated entrance on Sherborne Street, at the side of Bury New Road.

Alternative uses may be considered, subject to planning and landlord consent.

### Rent

The passing rent is £22,000 p.a. The lease is available by way of assignment (Details available on request).

### FURTHER DETAILS/VIEWINGS

Strictly by prior appointment through agents Normie & Company for the attention of:

Caroline Sherwin : Caroline@normie.co.uk / 0161 773 7715

## Directions

## Further Information

The deposit required is £0

## Accommodation

All measurements are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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