



Higher Lane
Whitefield, M45 7ES

Rental £1,350 Monthly
1 Bedroom Commercial Property
Available Now

Manchester, 503-505 Bury New Road, Prestwich, Manchester, M25 1AD
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* Furnished

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Situation

Ground floor and basement premises occupying a prominent main road position in the heart of a popular shopping parade comprising neighbouring businesses such as; Aldi, McDonalds and Morrisons nearby.

The Demised Property comprises a ground and basement floor retail unit under a pitched slate roof. The ground floor consists of an open plan space suitable for retail or office use with a separate kitchenette. The basement is currently utilised as storage. There are also WC facilities situated on the ground floor. There is no parking space included with this property however there are multiple car parks located within a 1 minute walk from the property.

The property is available by way of a new FRI lease for £25,200 pa

FURTHER DETAILS/VIEWINGS

Strictly by prior appointment through agents Normie & Company for the attention of Lettings@normie.co.uk

Accommodation

All measurements are approximate.

Directions

Further Information

The deposit required is £0

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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