



# Bury New Road

, Prestwich, M25 1AD

**Rental £1,083 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

\* Furnished

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## Situation

MAIN ROAD FRONTAGE  
Prime Location  
Ground floor retail with basement storage  
Busy retail parade  
Prestwich Village  
PARKING TO REAR

## Directions

## Further Information

The deposit required is £0

We are pleased to offer this well presented modern retail premises situated in the heart of Prestwich Village. Occupying a prominent position opposite Lloyds TSB bank, Farm Foods and the Village Optician, the property is situated within easy walking distance of the Longfield Centre, Prestwich Metro Link Station, all major bus routes and close to major retailers such as Marks & Spencer, Tesco and Prestwich Post Office. The accommodation briefly comprises ground floor retail measuring a total of 30.84 Sq M , basement area of 27.11 Sq M. There is parking to the rear of the premises for a number of vehicles.

## 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   |         |           |
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| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |