

HIGH STREET PROPERTY / CLASS E
511 Bury New Road, Prestwich M25 3AJ



Rent: £49,000 PA
Ground Floor Area
3,251 Sq ft / 302 Sq M

LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

Gary Crompton

Mob: 07554 402314

Email: gary@barkerproudlove.co.uk

Jon Lovelady

Mob: 07717 661389

Email: jon@barkerproudlove.co.uk

Location:

The property is located within the heart of Prestwich, an extremely popular suburb to the north of Manchester city centre. The unit fronts the main A56, Bury New Road which is one of Manchester's main arterial routes connecting Manchester and Bury to the north with over 45,000 daily passing vehicles on average (source:DfT).

The unit is located opposite M&S Food, Pets at Home and the main village centre with Metrolink station. Furthermore, Prestwich benefits from a popular food and beverage offer with the likes of TGI Fridays, Croma, Panama Hattys, and Istanbul Grill all within very close proximity.

The property currently benefits from A4/D2 use.

Accommodation:

The unit is capable of sub-division, further information on request.

Demise:	Sq Ft	Sq M
Ground Floor	3251	302
First Floor	3240	301
Basement	1033	96

Rent:

£49,000 per annum exclusive.

Tenure:

The premises are available by way of a new lease for a term of years to be agreed.

Business Rates:

The unit has a rateable value assessment of £27,250.

For further details visit Gov.uk or contact the business rates department in the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

Service Charge:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC:

Energy Performance Asset Rating - B

Legal Costs:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

VAT:

Please contact the sole agents Barker Proudlove for inspection details.

Date Prepared:

March 2022

Subject to Contract

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