



460 Bury New Road, Prestwich, Manchester, M25 1AX

- 253.25 SQM (2726 sqft) at ground floor
- Arranged over basement, ground floor and first floor
- Character building in a prime location
- Passing Rent: £26,000 per annum exclusive

LOCATION

Prestwich is a well-connected suburb of Manchester approximately 5 miles North of Manchester City centre and 4.2 miles South of Bury town centre.

The premises occupy a highly prominent location fronting Bury New Road with an expansive return frontage. Established operators in the immediate vicinity include M&S, Costa Coffee, Superdrug, Greggs, Croma and Natwest along with many quality local/regional retailers and food and beverage operators.

ACCOMMODATION

The premises are arranged over ground, first and basement floors and provide the following approximate floor areas:

Floor	SQ M	SQ FT
Ground Floor	253.25	2,726
First Floor	65.77	708
Basement	58.90	634
Total	377.92	4,068

LEASE

The property is let in its entirety to Barclays Bank Plc with a lease expiry 21st March 2026.

Further lease details available upon request.

PASSING RENT

£26,000 per annum exclusive.



BUSINESS RATES

The premises have a rateable value of £28,750. Interested parties are advised to verify this information via the local rating authority (www.voa.gov.uk).

EPC

Energy Performance Certificate Rating of B.

VAT

All prices, rents and premiums quoted are exclusive of any VAT that may be applicable

LEGAL EXPENSES

Each party will be responsible for their own legal costs incurred in this transaction.

To arrange a viewing please contact:



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Director

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IMPORTANT NOTICE

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