

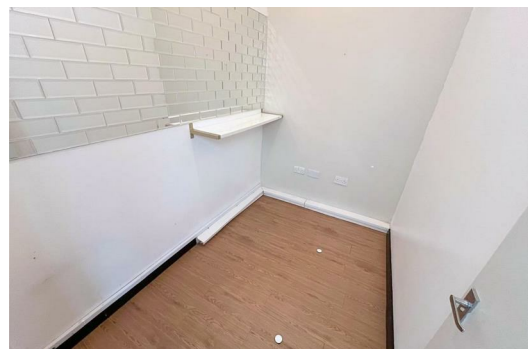
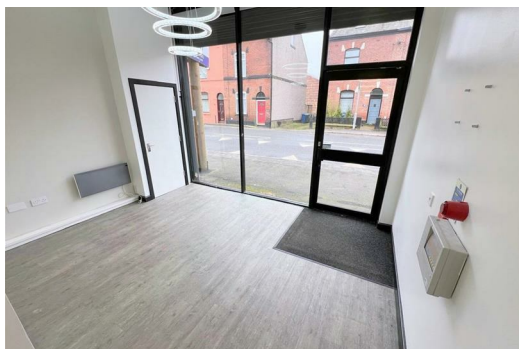


Hyde Estate & Letting Agents

**Unit 2 17/19 Bury Street, Manchester
M26 2GB**

£800 PCM

Hyde Estates present this ground floor retail unit, located on a parade of four shops in a prominent position on Bury Street and providing easy access to both Bury and Radcliffe Town Centre. The unit measures approx. 398 SQFT/ 37 SQM.



The unit measures approx. 398 SQFT/ 37 SQM. The unit features electric security shutters with aluminium and glass shop front. The internal unit currently comprises a retail area, two treatment rooms, kitchenette and WC. The unit was formerly used as an aesthetics clinic.

Rent
£9,600 PAX

Location
Situating on Bury Street A6053 a continuation of Cross Lane and Dumers Lane off Manchester Rd A56. There's easy access to Bury Town Centre and Junction 17 of the M60 Motorway. Nearby retailers include a dog groomer, beauty clinic and barbers.

Accommodation
The premises is arranged over the ground floor Approx 398 SQFT/ 37 SQM

Property usage
A1/A2 Retail and Financial/Professional services

Terms of lease
By negotiation

VAT
We understand the property is not liable for VAT

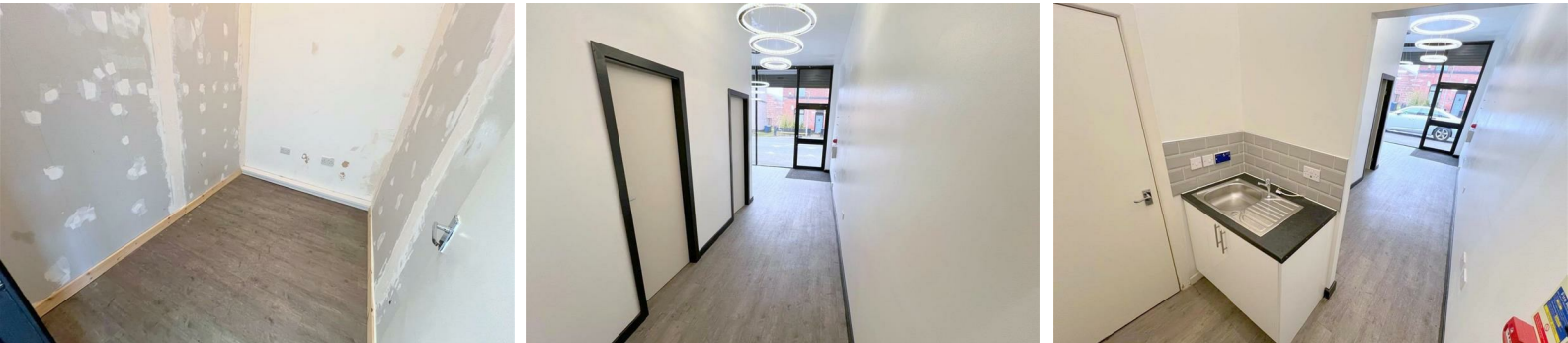
Legal costs - each party to bear their own legal costs

EPC – D

All viewings to be arranged via Hyde Estate & Letting Agents
0161-773 4583

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



1 St. Margarets Road, Prestwich, Manchester, M25 2QB