

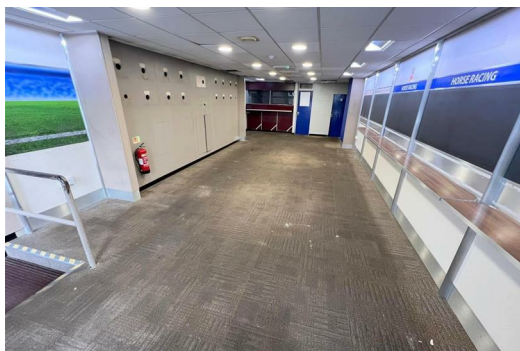


Hyde Estate & Letting Agents

**210 Monton Road, Eccles  
M30 9LJ**

**£1,650 Per Calendar Month**

Hyde Estates present this retail unit located in the heart of Eccles, fronting Monton Road. This ground-floor, mid-terrace building offers an excellent opportunity and is suitable for various business uses. The unit spans approximately 624 SQ FT / 58 SQ M.





Hyde Estates presents this vacant retail unit, formerly Betfred, located in the heart of Eccles on Monton Road. This ground-floor unit is accessed via a glazed shop front and features a retail area with a suspended ceiling, inset lighting, and air conditioning. To the rear, there's an office, kitchenette, staff WC, and customer WC. The property also benefits from a shared rear yard with the first-floor apartment, accessible via a high-security rear door with internal electric roller shutters.

The surrounding area boasts a vibrant commercial environment, with a diverse mix of independent retail, dining, nightlife, and leisure establishments, alongside prominent businesses such as Tesco Express and NatWest.

Location - the unit is ideally situated on an established parade of shops on Monton Road, offering convenient access to the M602 and M60 motorway.

Rent - £19,800 PAX

Accommodation- approximately 624 SQ FT / 58 SQ M.

Terms of lease- by negotiation

VAT - we understand the property is not liable for VAT

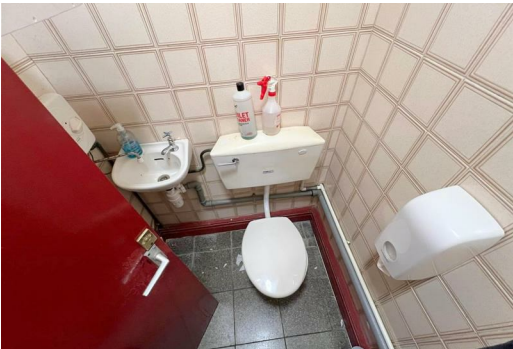
Usage - Retail/Financial and professional Services

Business rates - TBA

Legal costs - Each party to bear their own legal costs.

EPC - B

Viewings - Hyde Estate & Letting Agents 0161-773 4583



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A	Current	Potential	(92-100) A	Current	Potential
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(43-54) E			(43-54) E		
(31-42) F			(31-42) F		
(1-30) G			(1-30) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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

