



## Unit 1 17/19 Bury Street, Manchester

**M26 2GB**

**£750 PCM**

Hyde Estates present this ground floor retail unit, approx 36.19 SQ M (389.62 SQ FT) ideally located on an established parade of shops fronting Bury Street A6053.



The unit features an aluminium glazed shop front with electric security shutters, reception area and two treatment rooms/offices together with a kitchenette and WC.

Location: situated on Bury Street A6053, a continuation of Cross Lane and Dumers Lane. Offering easy access to Bury Town Centre and the M60 Motorway network.

Usage class: E

EPC: E

Approx internal floor area: 36 SQ M (387 SQ FT)

Business rates: all parties should make their own enquiries as to the business rates.

Legal costs: each party to bear their own legal costs.

Viewings: contact Hyde Estate & Letting Agents on 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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