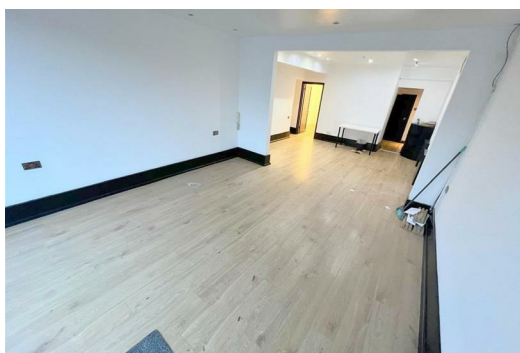




**283A Middleton Rd (Ground Floor), Manchester  
M8 4LY**

**£1,600 Per Calendar Month**

Hyde Estates present this modern ground-floor retail unit, perfectly positioned on Middleton Road (A576) within an established shopping parade that benefits from significant passing trade, and ample on-street parking.



The property boasts an expansive glazed shop front for exceptional roadside visibility, leading into a bright main retail area finished with laminate flooring and inset lighting. The versatile layout includes a private treatment room, kitchenette, and WC facilities, while the rear of the property features an office with a breakout area and access to an enclosed yard. Enhanced by front electric security shutters, and rear security grilles, this professional space is finished to a good standard and is ideally suited for a wide variety of commercial uses.

Location

Situated on Middleton Road A576, with easy access to the M60 motorway network, Manchester city centre and public transport links including Bowker Vale Metrolink station.

Use class: E

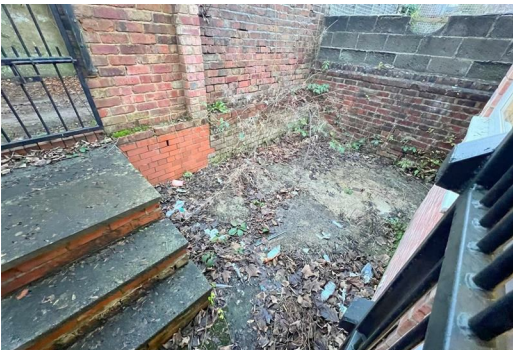
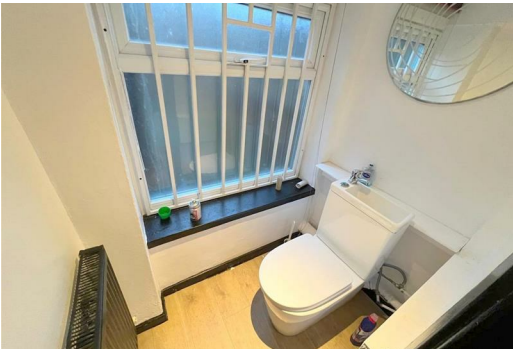
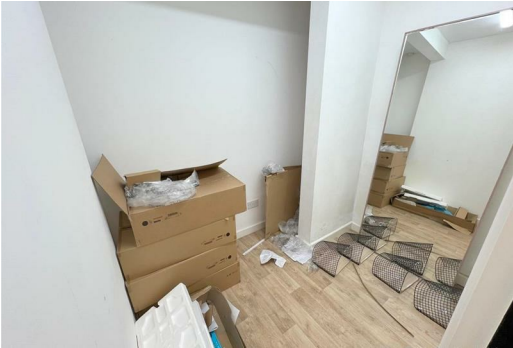
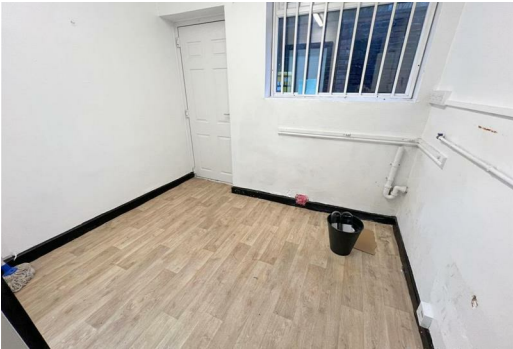
Approx internal floor area: 67 SQ M (721 SQ FT)

Terms: IRI (Internal Repairing and Insuring)

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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(28-54) E			(28-54) E		
(21-26) F			(21-26) F		
(1-20) G			(1-20) 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