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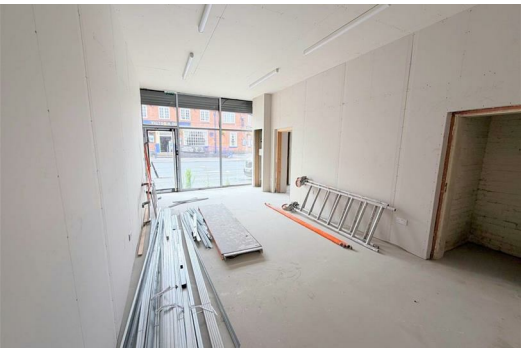
t: 0161 773 4583
e: sales@hydepartners.com
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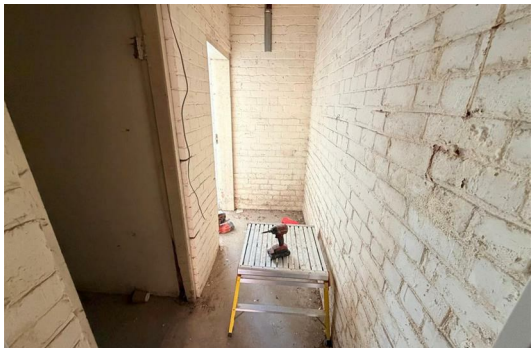
285A Mauldeth Road, Manchester
M19 1HL

£975 PCM

Hyde Estates presents Unit 2 Mauldeth Road, Burnage: a 357.75 SQ FT retail unit on a busy high street near the A34. Features a versatile space with new shop front and high ceilings. Ideal for various commercial uses STP.







Description

Unit 2 is a versatile ground floor retail unit which boasts high ceilings and exceptional roadside visibility, thanks to a brand-new aluminium shop front that floods the interior with natural light. The rear of the unit offers some storage and a secure rear entrance. This unit provides a modern and adaptable environment perfectly suited for a wide range of commercial uses, subject to statutory planning (STP).

Unit 1 is accessible via an internal doorway near the front entrance and can be leased in conjunction with Unit 2 for additional space.

The surrounding area is a vibrant mix of retail, dining, nightlife and leisure, featuring well-known brands such as William Hill, Martins, One Stop, together with a multitude of independents ensuring a thriving commercial environment.

Location: situated on Mauldeth Road on the corner of Burange Lane, with easy access to Kingsway A34 and the M60 motorway network. Public transport links include Mauldeth Road Train Station and bus routes.

Use class: E

EPC: TBA

Floor areas
Ground floor retail: 30.24 SQ M (325.56 SQ FT)
Ground floor rear: 2.99 SQ M (32.19 SQ FT)
Total: 33.23 SQ M (357.75 SQ FT)

Terms: by negotiation

Business rates: all parties should make their own enquiries as to the business rates with Manchester City Council on, 0161 234 1103, www.manchester.gov.uk/brcontact

Viewings: contact Hyde Estate & Letting Agents on 0161 773 4583.

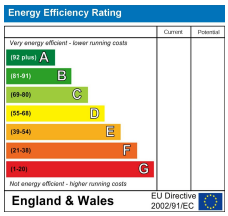


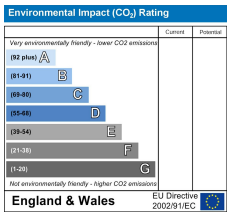












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