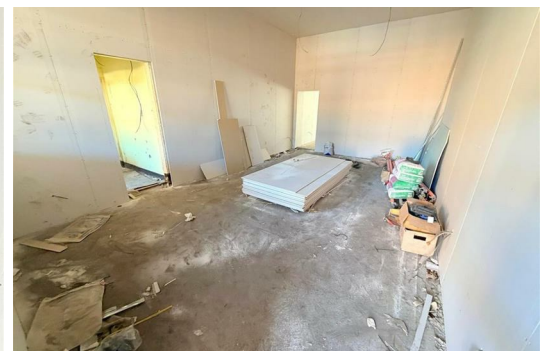
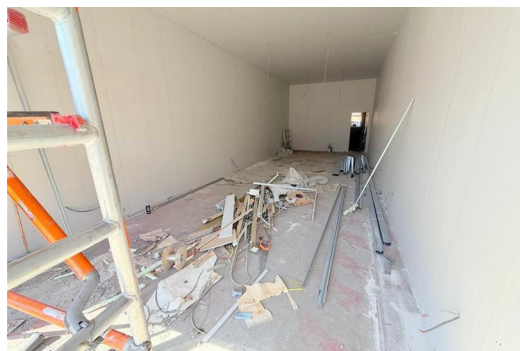
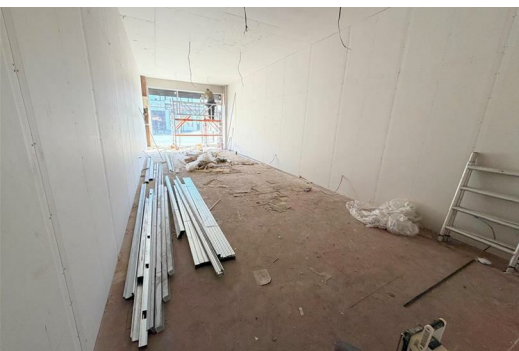




**184 Burnage Lane, Manchester
M19 1EF**

£2,100 PCM

Hyde Estates presents Unit 4 Burnage Lane, Burnage: a 963 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 4 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 unit is divided into two large areas with a secure rear entrance new uPVC Double glazed windows and a further area for a WC and kitchen. This unit provides a modern and adaptable environment perfectly suited for a wide range of commercial uses, subject to statutory planning (STP).

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 Burnage Lane on the corner of Mauldeth Road, 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

Front retail: 53.97 SQ M (581 SQ FT)

Rear: 26.90 SQ M (289.64 SQ FT)

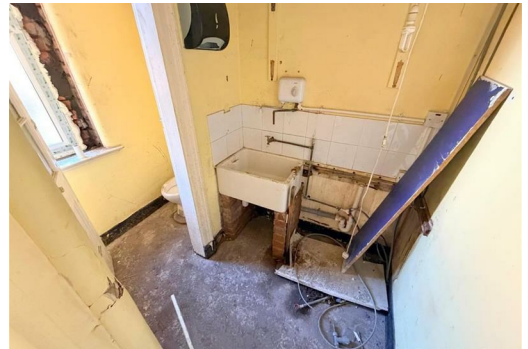
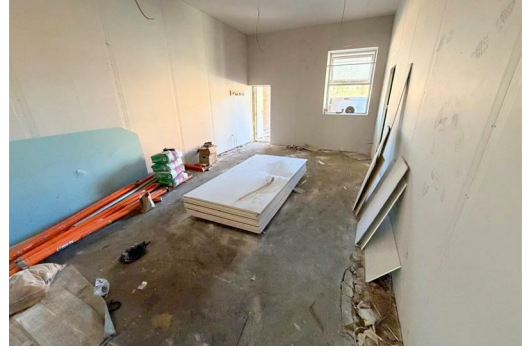
Other: 8.6 SQ M (92.66 SQ FT)

Total: 89.49 SQ M (963.3 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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-101) A		(92-101) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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