

TO LET

Commercial unit

Ground Floor 43m² (455sq ft)

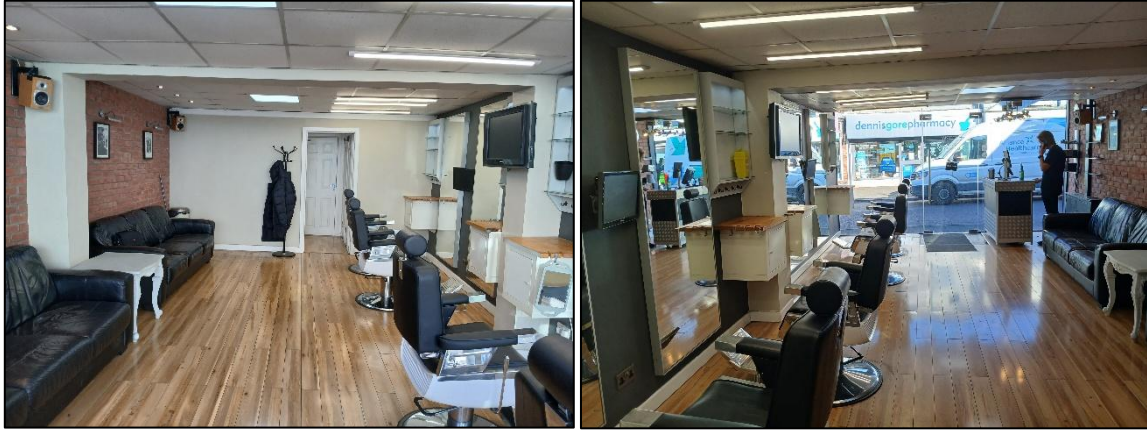


33 Whittaker Lane, Prestwich, Manchester M25 1HA

- Mid-terraced retail unit
- Excellent position within Prestwich
- Available for immediate occupation
- Excellent travel links
- No business rates payable for qualifying businesses

Description

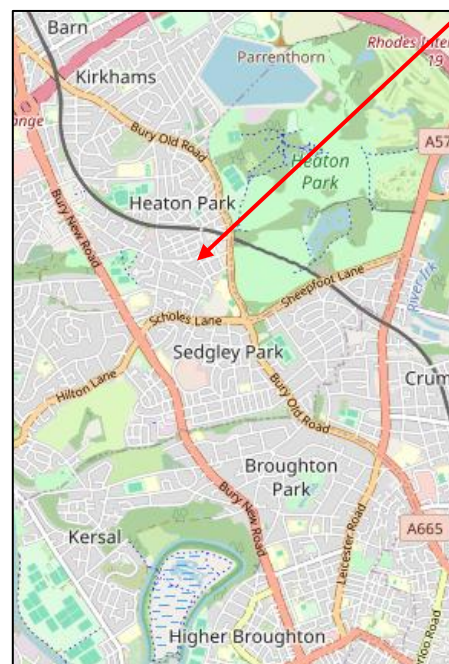
The subject property is a mid-terraced retail unit of load bearing brick under a flat roof to the front, and a pitched slate roof to the rear. The ground floor is arranged as a hairdresser with a small storage/brew room and toilet at the rear.



Location

Prestwich is a suburb of Manchester within the Metropolitan Borough of Bury, situated about three miles north of Manchester City Centre along the A56 Bury New Road and A665 Bury Old Road arterial routes. It is served by several Metrolink stations and by Junction 17 of the M60, which connects with the A56 between Prestwich and Whitefield to the north.

The terrace of which the property forms part is a very short distance from the junction of Whittaker Lane with A665 Bury Old Road, at which point is the Heaton Park Metrolink station and an entrance to Heaton Park opposite. The immediate area is a small local shopping parade, with the wider area a densely populated and generally popular residential district.



Services

The property has mains electricity, water, and drainage connected. These services have not been tested.

Business Rates

Rateable Value: £6,000

Use

The property is understood to have Class E use, and was previously used as a hairdressers.

Terms

To let by way of a new full repairing and insuring lease for a minimum term of 3 years. The tenant is to be responsible for the maintenance and repair of the Unit to include the shopfront.

Rent

£12,000 per annum

Viewings

By appointment with this office.

0161 737 0111

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Date: January 2025.

Longden and Cook Real Estate Ltd
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