

FOR SALE

449, 449a Bury New Road and 2 Sherbourne Street, Prestwich



Iconic multi-tenanted investment in the heart of Prestwich Village with a combined income of £62,000pa

449 Bury New Road – 1,050 sq ft

449a Bury New Road – 925 sq ft

2 Sherbourne Street (first floor) – 2,000 sq ft

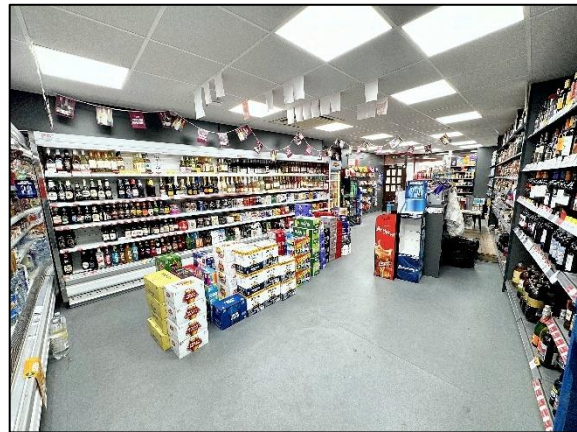
Description

The property is an end-terraced commercial building with three self-contained commercial units, all of which have undergone significant refurbishment in recent, years.

449 Bury New Road is the corner unit and comprises a large retail area, and with a good-sized storage room to the rear. It has a double basement (beneath 449 and 449a) which includes toilet facilities. It underwent extensive refurbishment in 2024 and is in excellent condition. The basement is dry and useable.

449a Bury New Road comprises a large open-plan seating area with kitchen and toilet facilities to the rear. The property was fully refurbished in 2022 to provide a well-presented large hospitality space.

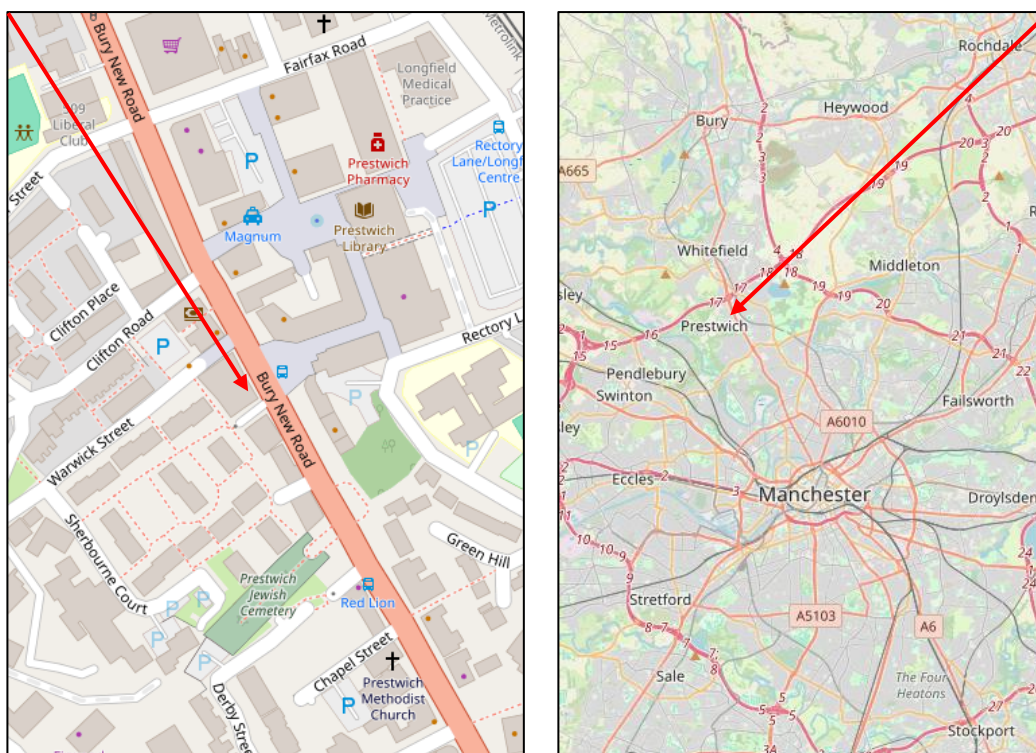
2 Sherbourne Street is a first-floor premises only, and spans both 449 and 449a Bury New Road. It is accessed from Sherbourne Street which is a small cul-de-sac at the side of the property. This unit was previously used as office space until late 2024, and it has since undergone significant refurbishment and investment to produce a modern and appealing bar and restaurant, with kitchen and toilet facilities.



Location

The property sits within the heart of Prestwich Village, and on one of North Manchester's most sought after and high performing suburban high streets. It also sits directly opposite the entrance to the Prestwich Village regeneration project. The property is surrounded by a vibrant mix of independent traders and national brands including Gail's Bakery, Rudy's Pizza, and Costa Coffee.

It is located within a one minute drive to junction 17 of the M60 orbital motorway, and within walking distance of Prestwich Metrolink. It is also within walking distances of all of Prestwich Village's shopping amenities to include M&S Foodhall and Aldi.



Investment Particulars

449 Bury New Road is let to a franchisee trading as Bargain Booze. It is let on a 15-year effective Full Repairing and Insuring Lease dated April 2016 and expiring April 2031.

The rent is £25,000pa.

449a Bury New Road is let on a 10-year effective Full Repairing and Insuring Lease dated March 2017 and expiring March 2027.

The rent is £15,000pa.

2 Sherbourne Street is let on a 10-year effective Full Repairing and Insuring Lease dated September 2019 and expiring September 2029.

The rent is £22,000pa.

Services

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

Tenure

The unit is leasehold on a 999 year lease from 31 July 1835.

Use

449 Bury New Road – Use Class E

449a Bury New Road – A3 use

2 Sherbourne Street – A3 use

EPC

449 Bury New Road – B rating expiring May 2035

449a Bury New Road – D rating expiring January 2030

2 Sherbourne Street – E rating expiring November 2032

Sale Price

Offers in excess of £895,000 (Eight Hundred and Ninety Five Thousand Pounds)

The unit will be sold with all tenants in situ.

Viewings

By appointment with this office. 0161 737 0111 reception@longdencook.com

Date: May 2025

Longden and Cook Real Estate Ltd
9 Silver Street
Bury BL9 0EU

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Subject to contract.



The below image is a rendered image for illustration purposes showing how the area may look once the Prestwich Village regeneration project is complete.

