

New Maxdov House

nmmh.

Premium Leisure/Retail Space

To Let

Leisure/Retail Opportunity

UNIT 1 - 2,161 sq.ft. (200.8 sq.m.)

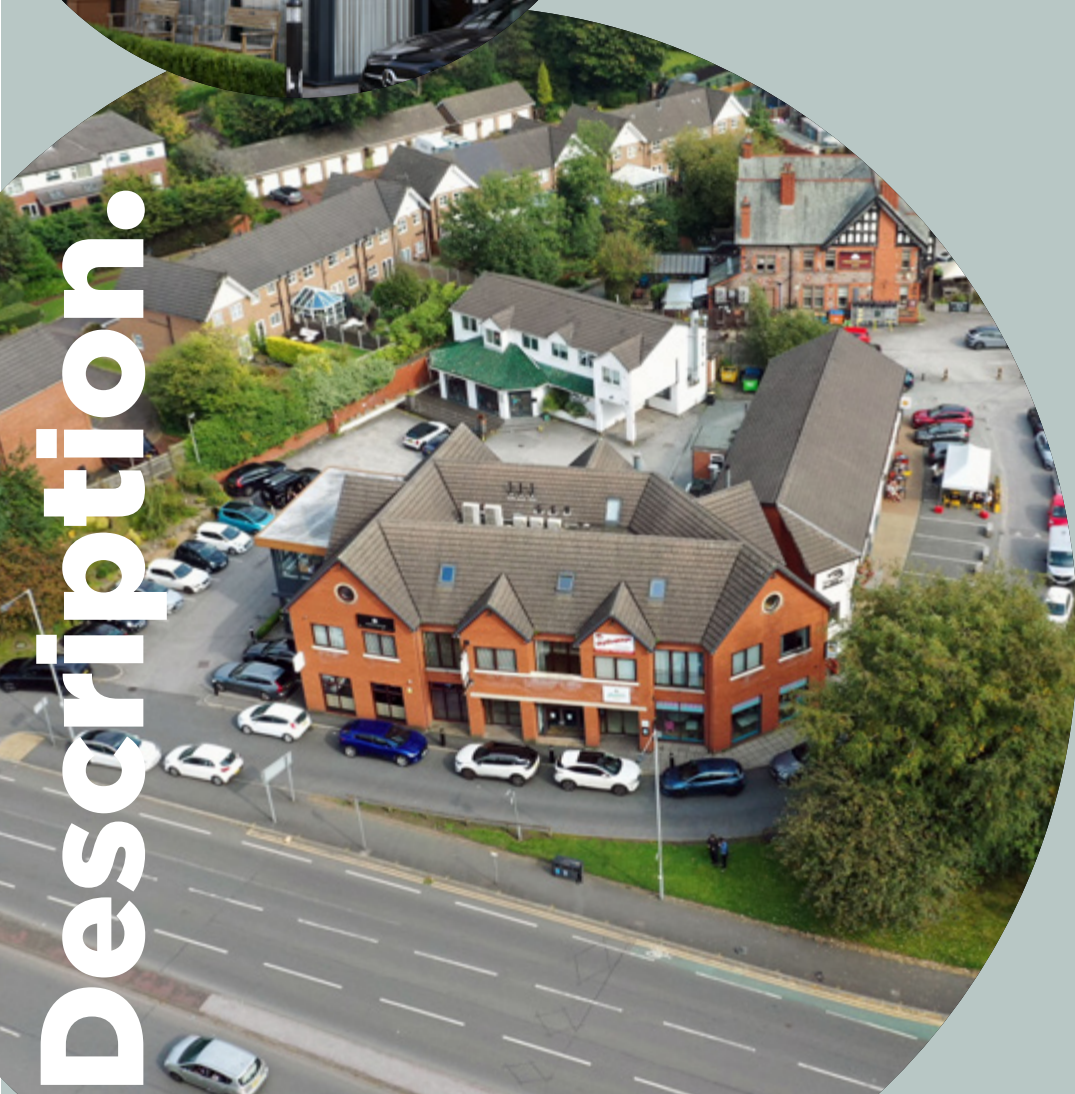
UNIT 2 - 1,631 sq.ft. (151.5 sq.m.)

(We can include all ground floor commercial space to create a combined unit of 3,973 sq.ft.)

130 Bury New Rd, Prestwich, Manchester M25 0AA

maxdov.co.uk

Description.



UNIT 2



UNIT 1

Impressive, multi-fronted property on main arterial route into Manchester City Centre.

The property can easily be converted to accommodate new business requirements like retail or showroom. Nearby occupiers include Tao's chinese restaurant, Babbo Italian and the Coffee Sack. There is a communal car park to the right-hand side of the premises and parking is also available in the immediate vicinity.

UNIT 1

Now vacant after being temporarily occupied by Karen's Diner. Restaurant is now cleared of loose fittings. Ground floor dual aspect property extending to 2,161 sq.ft. Currently set up with a main restaurant area, kitchens, prep washing areas to the rear, office room, cold store and staff room. Delivery access via a shared rear yard. The unit benefits from extraction on the rear elevation. The space has excellent visibility with floor to ceiling windows.

UNIT 2

This unit is currently trading as Osma Restaurant, however they will be vacating in March 2025. This unit can be offered as a fully fitted restaurant or stripped out.

Location.

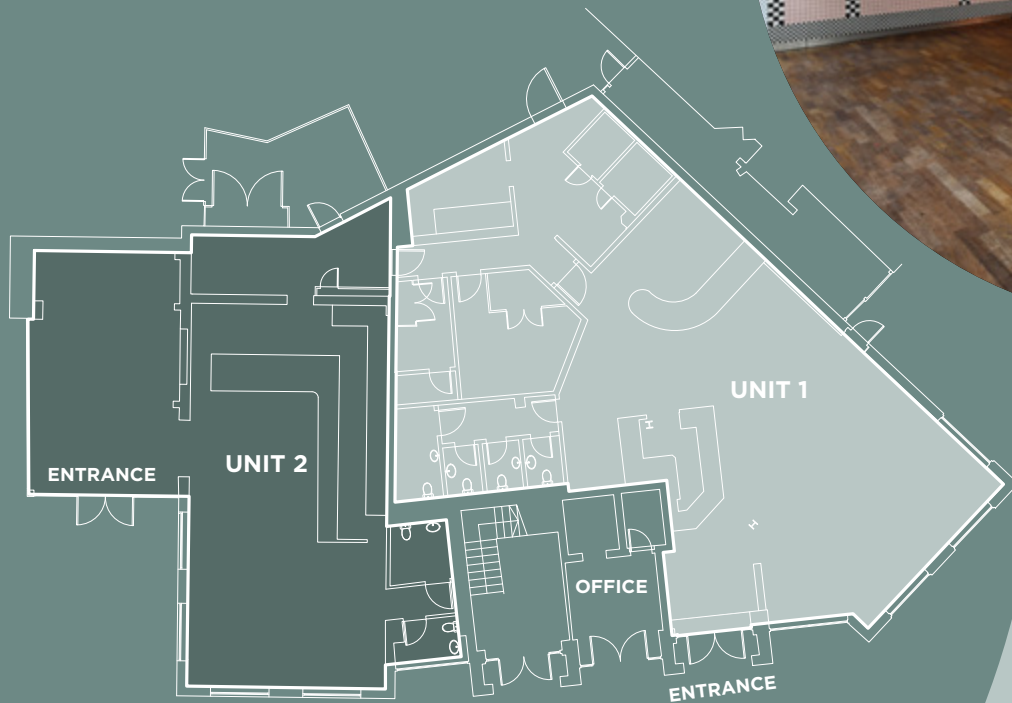


The property is located on the busy junction of Bury New Road and Scholes Lane.

Just a 10-minute drive from Manchester City Centre, the property is a short distance away from Jct 17 of the M60. It is situated on the main bus routes to all points of the compass and the nearest Metrolink is Prestwich Station. Prestwich Village, has a wide range of retailers including Marks & Spencer and a large Tesco's superstore.

The property is also located in the heart of an affluent and well sought after residential area seen as one of the most desirable parts of North Manchester.

Accommodation.



UNIT 1



UNIT 2

The accommodation comprises the following areas:

	sq.ft.	sq.m.
UNIT 1	2,161	200.8
UNIT 2	1,631	151.5

We can include all ground floor commercial space to create a combined unit of 3,973 sq.ft.

Gallery.





Further
Information.

Rent

Rent on application.

Rates Payable

UNIT 1 - £16,467 per annum

UNIT 2 - £14,471 per annum

Rateable Value

UNIT 1 - £33,000 **UNIT 2** - £29,000

Service Charge

UNIT 1 - £6,000 per annum

UNIT 2 - £6,000 per annum

EPC

Rating Upon enquiry.

Rates

From 1st April 2024, the 2024/25 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a letting / sale has been agreed and prior to instructing solicitors.

Contact

To arrange a viewing or for further information please contact:

Sixteen.

sixteenrealestate.com

0161 461 1616

Nicola Harrington

07971 183 165

nicola@sixteenrealestate.com

Alex Haigh

07737 910 932

alex@sixteenrealestate.com

maxdov.co.uk

07365 029589

Misrepresentation Act: Sixteen Real Estate for themselves and for the vendors or lessors of this property, whose agents they give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Sixteen Real Estate has any authority to make any representation of warranty whatsoever in relation to this property. Published October 2024.

Designed by:

 Blaze
Marketing
0161 387 7252