

Sixteen.

Leisure, Retail, Industrial / Warehouse

TO LET / FOR SALE



209 Bury New Road, Manchester, M8 8DU

TO LET (MAY SELL) - Prominent Roadside / Trade Counter Opportunity

Summary

Tenure	To Let / For Sale
Available Size	3,790 sq ft / 352.10 sq m
Rent	Rent on application
Rates Payable	£4.34 per sq ft
Rateable Value	£33,000
EPC Rating	B (42)

Key Points

- Prominent roadside location on the A56/Bury New Road
- Potential for sale
- Prominent glazed frontage
- Established commercial location
- Suitable for a variety of uses STPP
- Within 0.5 mile of Manchester City Centre
- High visibility to strong daily traffic flows

Chat to the team at Sixteen about this exciting opportunity | Call **+44 (0)161 461 1616** today

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Summary

Available Size	3,790 sq ft
Rent	Rent on application
Rates Payable	£4.34 per sq ft
Rateable Value	£33,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (42)

Location

The property occupies a prominent position on Bury New Road (A56), a major route linking Manchester City Centre, Salford, and Prestwich. The location provides excellent access to the regional motorway network, with the M60 reachable within minutes.

The surrounding area is a well-established commercial corridor with a mix of retail, trade counter and leisure operators, benefitting from strong vehicular and pedestrian traffic, alongside good public transport links along the A56.

Description

The property comprises a detached single-storey trade counter/retail unit of brick construction with a pitched roof and a prominent glazed frontage to Bury New Road. The internal space provides an open-plan showroom/trade area with ancillary storage and staff facilities to the rear.

Externally, the unit benefits from a dedicated customer forecourt and a secure gated yard to the rear, suitable for parking, servicing or additional storage. Its strong roadside position makes it well suited to a range of trade counter, retail and showroom uses (subject to planning).

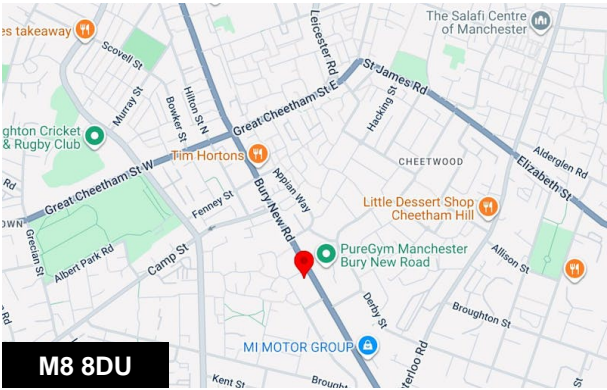
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,790	352.10
Total	3,790	352.10

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.



Viewing & Further Information

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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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