# ON THE INSTRUCTIONS OF BARCLAYS BANKING GROUP

# TO LET







# 460 Bury New Road, Prestwich, Manchester, M25 1AX

- 253.25 SQM (2726 sqft) at ground floor
- Arranged over basement, ground floor and first floor
- · Character building in a prime location
- Passing Rent: £26,000 per annum exclusive

#### LOCATION

Prestwich is a well-connected suburb of Manchester approximately 5 miles North of Manchester City centre and 4.2 miles South of Bury town centre.

The premises occupy a highly prominent location fronting Bury NewRoad with an expansive return frontage. Established operators in the immediate vicinity include M&S, Costa Coffee, Superdrug, Greggs, Croma and Natwest along with many quality local/regional retailers and food and beverage operators.

#### **ACCOMMODATION**

The premises are arranged over ground, first and basement floors and provide the following approximate floor areas:

Floor	SQM	SQFT
Ground Floor	253.25	2,726
First Floor	65.77	708
Basement	58.90	634
Total	377.92	4,068

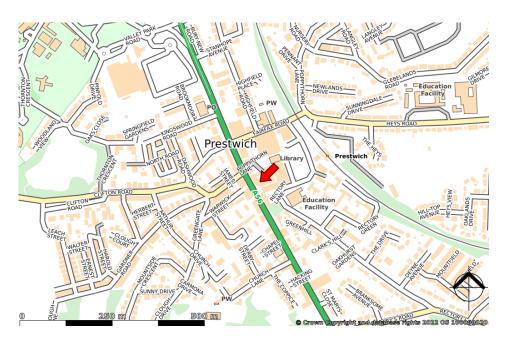
# LEASE

The property is let in its entirety to Barclays Bank Plc with a lease expiry 21st March 2026.

Further lease details available upon request.

### **PASSING RENT**

£26,000 per annum exclusive.



# **BUSINESS RATES**

The premises have a rateable value of £28,750. Interested parties are advised to verify this information via the local rating authority (www.voa.gov.uk).

# **EPC**

Energy Performance Certificate Rating of B.

# VAT

All prices, rents and premiums quoted are exclusive of any VAT that may be applicable

#### LEGAL EXPENSES

Each party will be responsible for their own legal costs incurred in this transaction.

#### To arrange a viewing please contact:



Conor Mulloy Director conor.mulloy@g-s.co.uk 07841 661 990

#### IMPORTANT NOTICE

- These particulars are intended as guide only.
  Their accuracy is not warranted or guaranteed.
  Intending Purchasers/Tenants should not rely
  on these particulars but satisfy themselves by
  inspection of the property. Photographs only show
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