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CHARTERED SURVEYORS

ID 100-128

## TO LET

**TWO STOREY RETAIL /  
WHOLESALE SHOWROOM /  
COMMERCIAL PROPERTY**

**2,895 SQ. FT / 269 SQ. M**

 **UNIT 10 THE EURO CENTRE, 116-118 BURY NEW  
ROAD, MANCHESTER, M8 8EB**



## PROPERTY LOCATION

Fronting the A56 Bury New Road close to the junction with Waterloo Road and Broughton Lane 1 mile from the city centre.







- Excellent A56 main road return frontage
- Rear loading and car parking
- Fringe of Manchester city centre



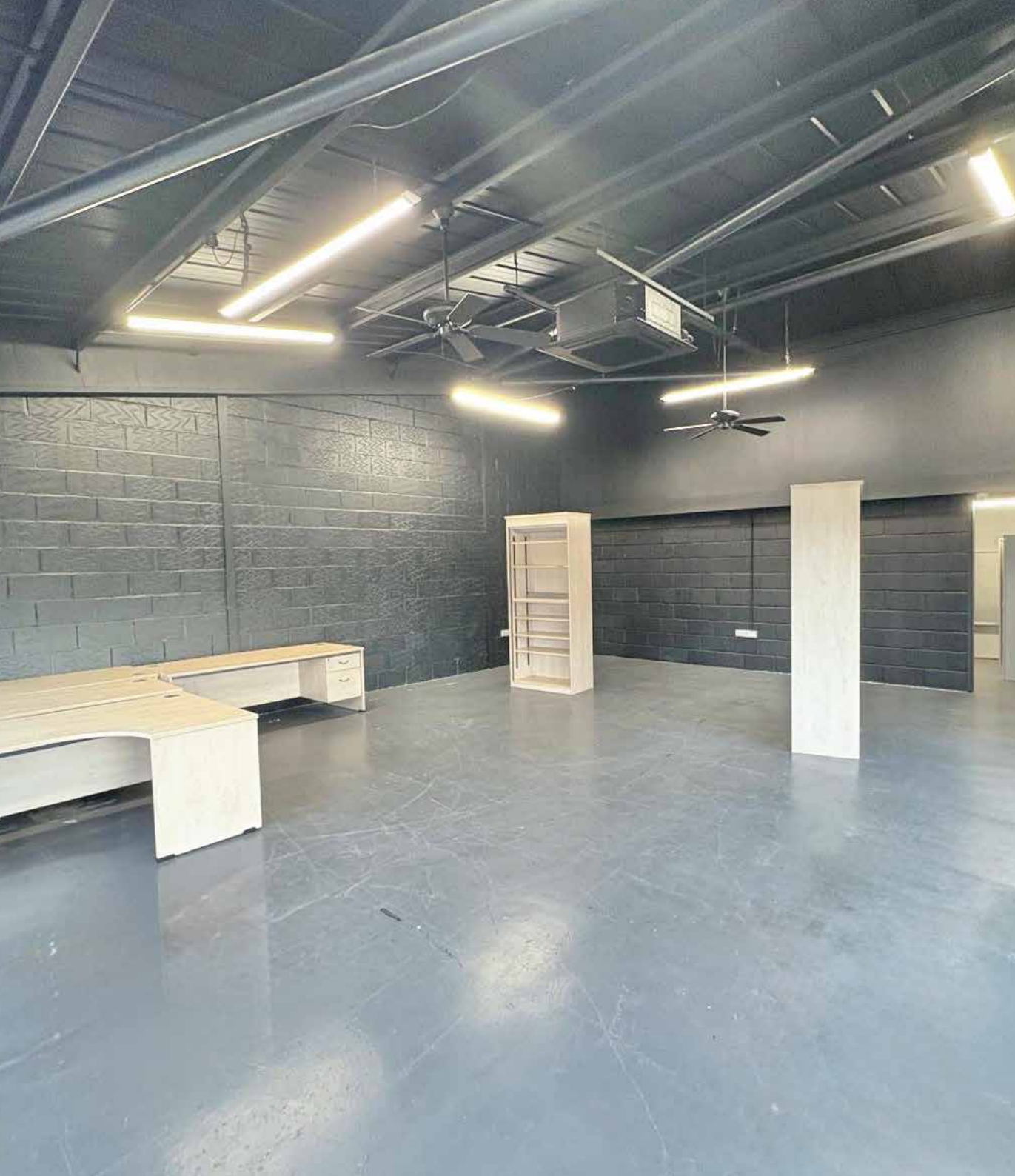
A very high quality two storey retail/wholesale showroom building forming part of a modern terrace development.

Unit 10 is the most prominent on the development at the end of the terrace and having a frontage to Bury New Road and a return frontage facing Manchester city centre.

The building is of steel portal frame construction with concrete floors, brick elevations, a sheet steel decked roof and a curtain wall frontage to Bury New Road. Providing a modern retail showroom building with an outside area.









SERVICES

All mains services are available.

RATES

Rateable value £19,000

LEASE TERMS

Available on a new lease for a term to be agreed. Rent £48,000/annum, exclusive.

ENERGY PERFORMANCE

Certificate available on request.

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from any potential tenant.

FLOOR AREA

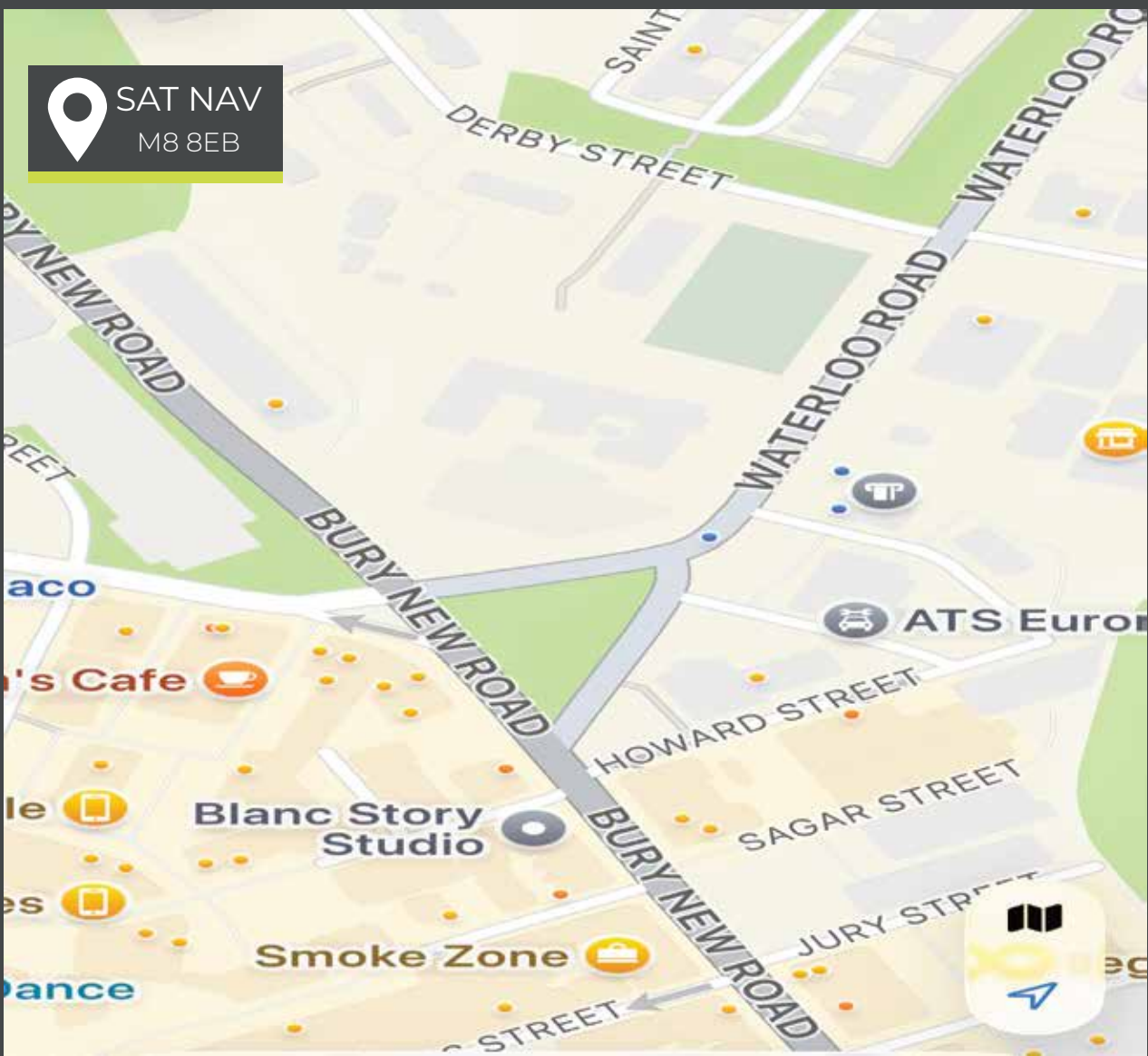
The property extends to a gross internal floor area of 2,620 sq. ft made up as follows:

Ground Floor	1,310 sq. ft	122 sq. m
First Floor	1,310 sq. ft	122 sq. m
TOTAL	2,620 sq. ft	244 sq. m

In addition the property has some storage accommodation located within the eaves. This extends to approximately 275 sq ft.

VIEWING:  
By prior appointment

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