



CITRUS COMMERCIAL CIRCLE

Commercial premises to let | Cheetham Hill

FIRST FLOOR COMMERCIAL PREMISES

78 Bury Old Road, Cheetham Hill, Manchester, M8 5BW



£2,250 PCM

Approx. 1,850 sq ft

Shared external yard

First-floor accommodation



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The premises & key features

Versatile accommodation. Prominent position.

Citrus Commercial Circle is pleased to offer prominent first-floor commercial premises extending to approximately 1,850 sq ft, at 78 Bury Old Road in the heart of Cheetham Hill.

The spacious accommodation offers a flexible layout that can be adapted for professional offices, stock storage, online retail operations, showroom space or other commercial activities, subject to any necessary consents.

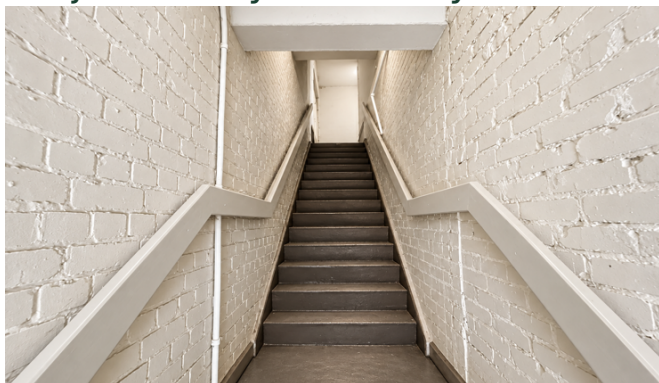
A shared external yard provides additional outdoor space, subject to agreed access and usage arrangements. Images may have been digitally enhanced for marketing purposes.

- Approx. 1,850 sq ft on the first floor
- £2,250 per calendar month
- Prime Bury Old Road frontage
- High footfall and passing traffic
- Strong advertising and signage potential
- Retail, showroom, offices and storage (STP)
- Shared external yard
- Established commercial location
- Access to Manchester and North Manchester



Flexible space for commercial occupiers

A range of internal areas supports different layouts and operational requirements. All proposed uses are subject to any necessary consents.





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Location, rent & viewings

In the heart of Cheetham Hill

Occupying a prime position along Bury Old Road, the premises benefit from excellent visibility, high levels of passing traffic and pedestrian footfall. The roadside setting offers strong advertising and signage potential.

Cheetham Hill is an established commercial and retail destination with independent businesses, wholesalers, retailers and professional services. The property offers convenient access to Manchester city centre and the surrounding North Manchester road network.



Approx. 1,850 sq ft | £2,250 PCM

Shared yard access and use by agreement

VIEWINGS STRICTLY BY APPOINTMENT

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OFFICE ENQUIRIES

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