CITRUS COMMERCIAL CIRCLE

First-floor commercial premises to let

RETAIL / SHOWROOM / COMMERCIAL

61 BURY NEW ROAD | CHEETHAM HILL, MANCHESTER | M8 8FX



1,500 sq ft

Approximate floor area

Open plan

Retail / showroom space

Main road

Prominent position

£1,666 PCM
First-floor accommodation

Retail, showroom, storage, offices and food uses (STP)

All proposed uses are subject to necessary consents and approvals.

Versatile space on Bury New Road

Approximately 1,500 sq ft of first-floor commercial accommodation with a spacious open-plan retail / showroom area and large frontage windows. Access is via a secure private entrance.

Suitable for retail, showrooms, storage, offices and food or takeaway uses. Beauty, hair and professional services may also be considered. All proposed uses are subject to the necessary consents, licensing and approvals.





KEY FEATURES

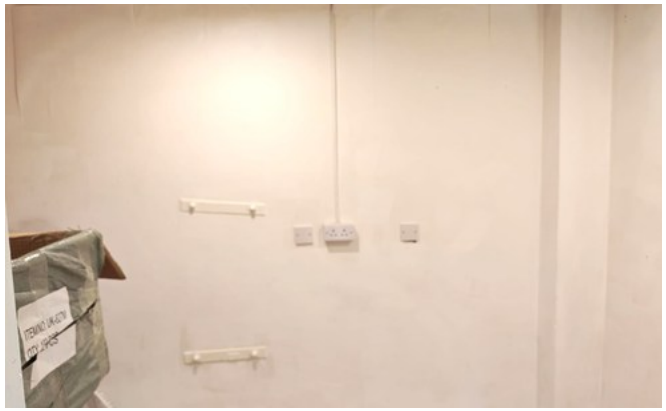
- Prominent main road position
- Open-plan layout with natural light
- Secure private entrance to first floor
- Separate office and storage facilities
- Kitchen and WC facilities
- Flexible accommodation for a range of uses (STP)

Images may be digitally enhanced.

The premises








Images may be digitally enhanced.

A prominent main road position

Located on Bury New Road within an established commercial area, the property benefits from roadside visibility and access to surrounding residential and business neighbourhoods.



THE OPPORTUNITY

Approximately 1,500 sq ft on the first floor.
Rent: £1,666 per calendar month
Retail, showroom, storage, office and food uses (STP).
All proposed uses are subject to necessary consents.

VIEWINGS BY APPOINTMENT

James Byrne
Senior Negotiator
07501 883220

Dax Owen
Lettings & Acquisitions Negotiator
07562 158168

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