

TO LET



**PROMINENT ROADSIDE WAREHOUSE PREMISES
APPROX 7,782 SQ FT
PLUS SECURE YARD**

**270 BURY NEW ROAD
MANCHESTER
M7 2YJ**

- Former Lexus/Toyota repair centre
- Site area approx. 0.44 acres
- May suit a variety of uses (STP)
- Highly prominent position fronting Bury New Road (A56)
- Less than 1 mile from Manchester City Centre

Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

LOCATION

The property is located on the north east side of Bury New Road (A56) at its junction with Appian Way in Salford, Manchester. Manchester City centre is less than 1 mile to the south east. Junction 17 of the M60 motorway is 3 miles north west. Surrounding occupiers include Popeyes, Tim Hortons, and McDonalds.

GENERAL DESCRIPTION

The property comprises a roadside warehouse premises which we understand was last occupied as a Lexus MOT centre. The property is constructed of blockwork and profile clad elevations around a steel portal frame and beneath a profile roof (incorporating rooflights), and is set over two levels on a sloping site. The unit has roller shutter loading door access to the side via 3 shutters and 2 further shutters to the upper level. Internally, the ground floor is currently subdivided into reception/offices to the front, two workshop areas and storage to the rear, with kitchen, WC, storage and office to the first floor (accessed by 2x staircases and a lift). The site is gated and fenced, and is set over two levels (with access ramp) to the upper level. There is a secure yard parking area.

ACCOMMODATION

As measured on a gross internal basis the areas are as follows:

	ft ²
Warehouse inc Office/Ancillary	5,907
First Floor Office/Store	952
Raised Warehouse Section	923
Total	7,782
Plus Mezz Storage (above reception)	622

BUSINESS RATES

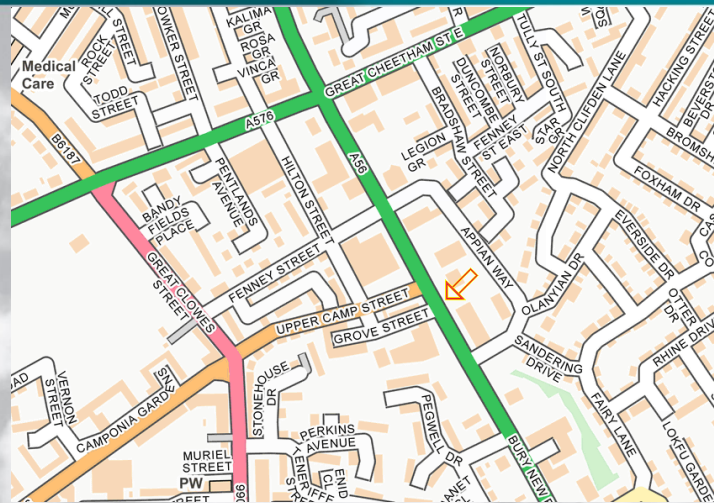
The property currently has a rateable value of £52,500 (Apr 2026) and the Rates Payable are £25,200 (0.48p/£).

PLANNING/USER

Please note that there are restrictive covenants preventing the property from being used as a Petrol Filling Station and/or Car Wash or for the sale of Petrol Motor Spirit Motor Oil or Paraffin, or for the Advertising of any of the above products, nor for the sale display or application of Mogas Products.

Previous planning consent was granted in February 2023 for change of use to a Food Hall (Class E) and Shisha Bar (Sui Generis). Please note this planning has now lapsed. Planning ref 21/78453/FUL.

The property was last used for Car/MOT repairs which we understand falls under B2 General industrial. Interested parties should take their own advice to satisfy themselves of any existing planning or change of use planning.



LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rent of **£90,000 per annum**.

EPC

The property has an EPC rating of E.

CODE FOR LEASING BUSINESS PREMISES

Interested parties are notified of the existence of the RICS Code for Leasing Business Premises (2020) and are recommended to obtain professional representation.

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agents:

W T Gunson, for the attention of:

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Date of Preparation: May 2026

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 **wtgunson**
commercial property consultants



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