



Unit 1, New Maxdov House, 130 Bury New Road, Prestwich, M25 0AA

Leisure/Retail opportunity positioned on prominent corner of Bury New Road & Scholes Lane, Prestwich

Summary

Tenure	To Let
Available Size	2,212 sq ft / 205.50 sq m
Rent	Rent on application
Service Charge	£6,000 per annum
Rates Payable	£16,467 per annum
Rateable Value	£33,000
EPC Rating	Upon enquiry

Key Points

- Main road trading position
- Free parking nearby
- Affluent area in Greater Manchester
- Suitable for a variety of uses

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Description

Impressive, multi fronted property formerly Pizza Express, currently trading at Karen's Diner. Ground floor dual aspect property extending to 2,212 ft.² Currently set up with a main restaurant area, kitchens, prep washing areas to the rear, office room, cold store and staff room. Delivery access via a shared rear yard. The unit benefits from extraction on the rear elevation. The space has excellent visibility with floor to ceiling windows. The property can easily be converted to accommodate new business requirements like retail or showroom. Nearby occupiers include award winning Osma restaurant, Babbo Italian and the Coffee Shack. There is a communal car park to the right-hand side of the premises and parking is also available in the immediate vicinity.

Location

The property is located on the busy junction of Bury New Road and Scholes Lane, just a 10-minute drive from Manchester City Centre. Short distance away from Jct 17 of the M60. It is situated on the main bus routes to all points of the compass and the nearest Metrolink is Prestwich Station. Prestwich Village, has a wide range of retailers including Marks & Spencer and a large Tesco's superstore. The property is also located in the heart of an affluent and well sought after residential area seen as one of the most desirable parts of North Manchester.

Accommodation

The accommodation comprises the following areas:

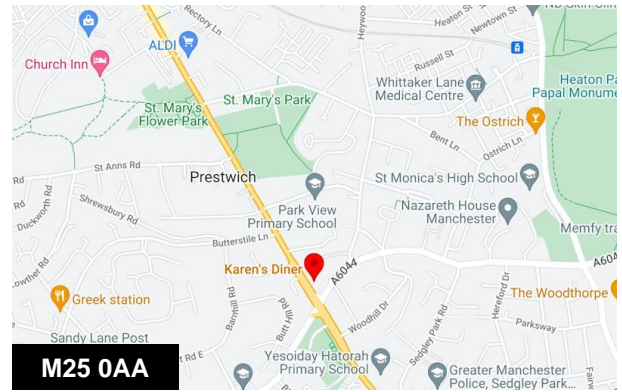
Name	sq ft	sq m	Availability
Ground	2,212	205.50	Available
Total	2,212	205.50	

Rates

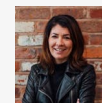
From 1st April 2024, the 2024/25 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a letting / sale has been agreed and prior to instructing solicitors.



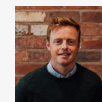
Viewing & Further Information



Nicola Harrington

07971 183 165

nicola@sixteenrealestate.com



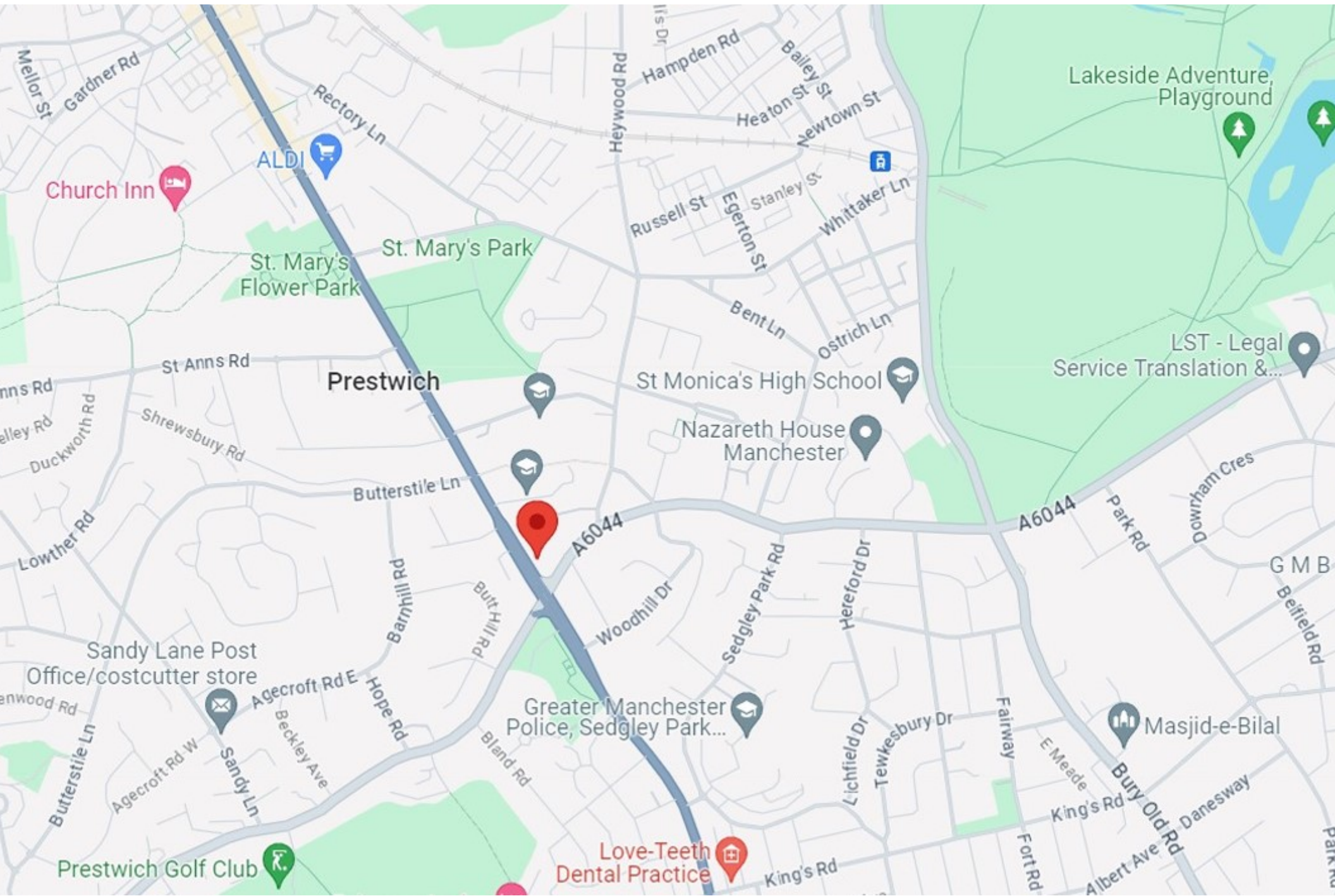
Alex Haigh

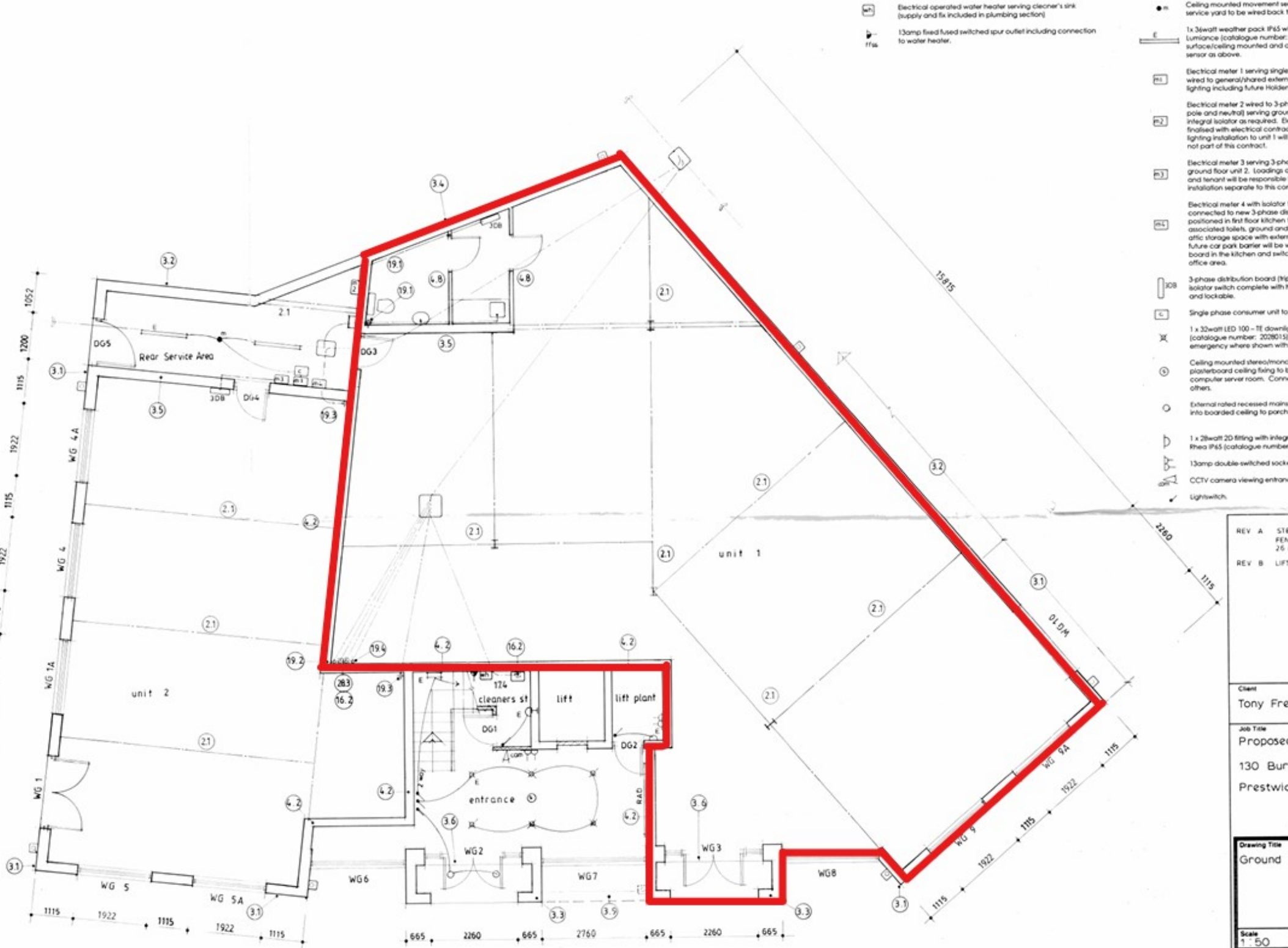
07737 910 932

alex@sixteenrealestate.com

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

Misrepresentation Act: Sixteen Real Estate for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Sixteen Real Estate has any authority to make any representation of warranty whatsoever in relation to this property. Generated on 23/04/2024





Electrical operated water heater serving cleaner's sink (supply and fix included in plumbing section)

13amp fixed fused switched spur outlet including connection to water heater.

- Ceiling mounted movement sensor
- service yard to be wired back to
- 1x 32watt weather pack IP65 with luminaire (catalogue number: surface/ceiling mounted and sensor as above.
- Electrical meter 1 serving single wired to general/shared external lighting including future Holden
- Electrical meter 2 wired to 3-phase pole and neutral serving ground integral isolator as required. Be finished with electrical contractor lighting installation to unit 1 will not part of this contract.
- Electrical meter 3 serving 3-phase ground floor unit 2. Loadings and tenant will be responsible for installation separate to this contract.
- Electrical meter 4 with isolator connected to new 3-phase distribution board in first floor kitchen to associated toilets, ground and office storage space with external future car park barrier will be wired board in the kitchen and switch office area.
- 3-phase distribution board (Type isolator switch complete with handle and lockable.
- Single phase consumer unit to
- 1 x 32watt LED 100 - T8 downlight (catalogue number: 2028015) emergency where shown with
- Ceiling mounted stereo/mono plasterboard ceiling fixing to be computer server room. Consider others.
- External rated recessed mains into boarded ceiling to porch
- 1 x 28watt 2D fitting with integral Rhea IP65 (catalogue number:
- 13amp double switched socket
- CCTV camera viewing entrance
- Lightswitch

REV A STE
 REV B LIFT

Client
 Tony Fre
 Job Title
 Proposed
 130 Bury
 Prestwic

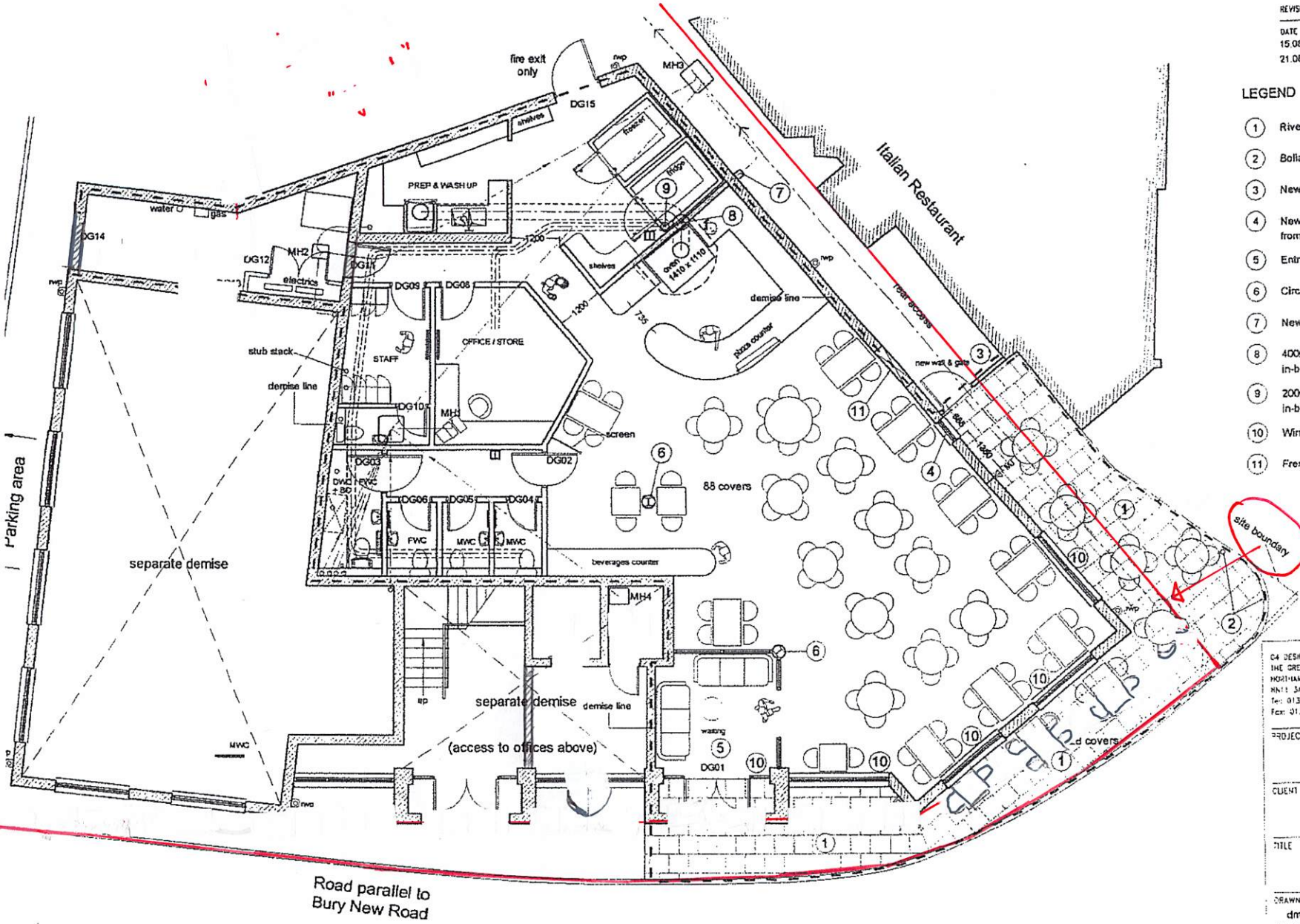
Drawing Title
 Ground

Scale
 1" = 50'



REVISIONS		
DATE	No	DESCRIPTION
15.08.02	A	services block revised; DG07 deleted
21.08.02	B	extract flues repositioned; wall behind pizza counter squared off; toilet layout revised

- LEGEND**
- ① Riven paving to external seating area
 - ② Bollard re-positioned & kerb extended
 - ③ New fence & gate to rear access
 - ④ New full height window - note minimum distance from movement joint
 - ⑤ Entrance lobby formed with full height glazed screens
 - ⑥ Circular enclosures to steel columns
 - ⑦ New external gully and connection to existing manhole
 - ⑧ 400Ø extract from oven to high level in-between windows above
 - ⑨ 200Ø FWC extract to high level in-between windows above
 - ⑩ Windows to be replaced - colour & type to be agreed
 - ⑪ Fresh air intake to ceiling void



C4 DESIGN THE GREEN, BABBY, HODDLEHAMPTONSHIRE, NN11 5AF Tel: 01327 310767 Fax: 01327 311939			
PROJECT	130, Bury New Road Prestwich, Manchester		
CLIENT	Pizza Express (Restaurants) Ltd		
TITLE	Proposed floor plan		
DRAWN	dm	CHECKED	
DATE	31.07.02	SCALE	1:100 at A3
DRAWING No.	342.P01	REVISION	B