

TO LET


RogerHannah



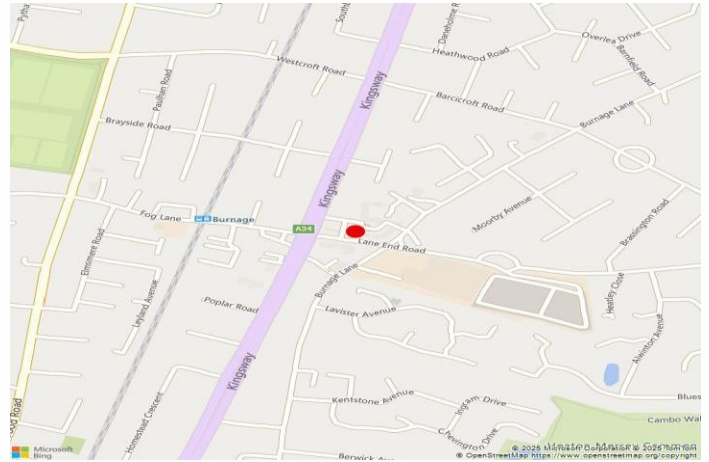
4 - 6 Lane End Road, Burnage, Manchester, M19 1WA

Ground Floor Retail Premises

1,117 Sq Ft (103.77 Sq M)

- Recently Refurbished
- Open Plan Unit
- Additional Basement Storage
- Rear Parking/Loading Area
- Prominent Location





Location

The property is prominently located on Lane End Road, just off Kingsway (A34) in Burnage. Nearby, residential areas include Heaton Moor, Heaton Mersey and Didsbury.

Bus services are available along Kingsway (A34) and rail services are available at Burnage rail station which is within 5 minutes' walk and East Didsbury Metrolink tram station is within 15 minutes' walk.

The M60 motorway is within 10 minutes' drive and the A34 provides easy access to Manchester City Centre to the North and extensive retail and leisure facilities to the South, including Parrswood, Cheadle Royal and Handforth Dean.

Description

Double width, ground floor retail unit providing open plan space, with rear WC, basement storage and rear parking/loading. The property has recently been refurbished and gives an occupier the chance to put their own stamp on the property.

The unit benefits from all mains utilities.

Accommodation

Ground floor	1,117 sq ft (103.8 sqm)
Basement	Approx. 500 sq ft

Asking Rent

£28,000 per annum.

Lease

Available by way of a new Full repairing and insuring lease on terms to be negotiated.

Business Rates

Interested parties to make their own enquiries.

EPC

Energy Performance Rating of D (81).

VAT

VAT will be applicable at the prevailing rate.

Legal Costs

Each party to bear their own legal costs.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

Dan Rodgers

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Date of Preparation

29 July 2025