



**CITRUS**  
COMMERCIAL CIRCLE



## Ground Floor Retail / Restaurant / Commercial Premises To Let Bury New Road, Whitefield, M45

2,000 sq ft - £2,950 PCM

- Ground floor retail / restaurant / commercial premises
- Suitable for restaurant, café, retail or leisure use (STP)
- Prominent main road trading position
- Strong passing traffic and pedestrian footfall
- Fixtures and fittings package available
- Surrounded by established restaurants, bars and amenities
- Large public car park opposite
- Free public parking nearby

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# Ground Floor Retail / Restaurant / Commercial Premises To Let Bury New Road, Whitefield, M45

An excellent opportunity to lease a prominent ground floor retail, restaurant and commercial premises situated within the highly desirable Whitefield area of Greater Manchester.

The property occupies a highly visible position on a busy main road benefiting from strong levels of passing traffic and pedestrian footfall throughout the day and evening. The surrounding area is home to a vibrant mix of established restaurants, bars, retailers and independent businesses, creating a strong and active trading environment.



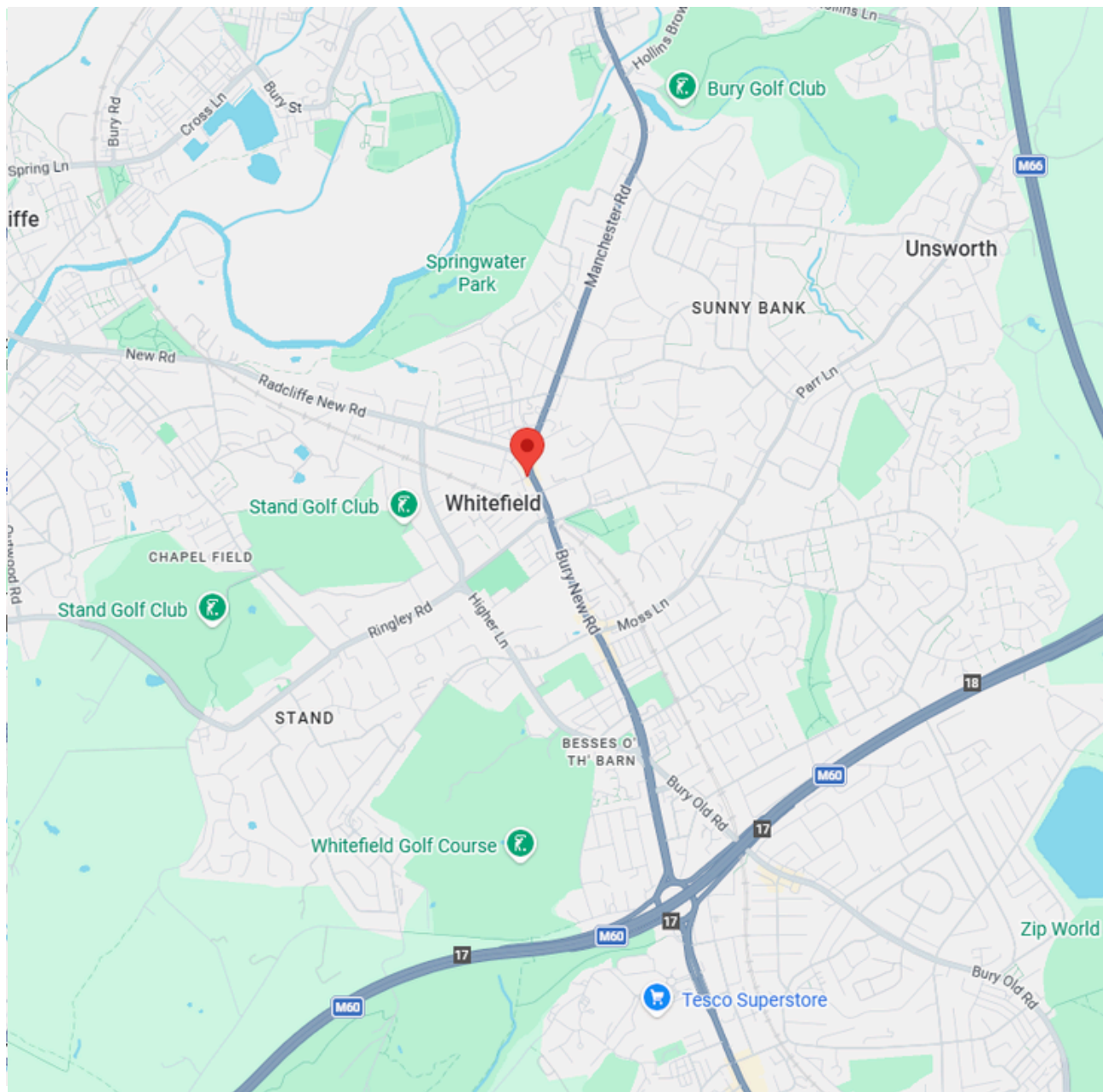
Internally, the premises provide spacious and versatile accommodation suitable for a range of occupiers including restaurant, café, retail, showroom, beauty, leisure, hospitality, professional services or trade counter uses (subject to the necessary consents). The flexible layout allows occupiers to adapt the space to suit a variety of business requirements.

A fixtures and fittings package is available by separate negotiation, offering additional flexibility for incoming occupiers and making the premises particularly attractive for hospitality or customer-facing businesses.

The property further benefits from a large public car park directly opposite together with additional free public parking nearby, offering excellent convenience for customers and staff.

This represents an excellent opportunity to secure highly prominent commercial accommodation within one of Greater Manchester's most established suburban retail and leisure destinations.





## Location

The property is located within the popular Whitefield area of Greater Manchester, positioned on a busy main road surrounded by established restaurants, bars, retailers and local businesses. The area benefits from strong footfall, excellent public parking and convenient access to Manchester city centre and surrounding motorway networks.

## Viewings

Viewings by arrangement only.

### **Citrus Commercial Circle**

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