



UNIT 1, BAZAAR ST (off Greenwood St) | SALFORD | MANCHESTER | M6 6GS



5,521 sq ft (513 sq m) (Further 2,300 sq ft also available)

HIGH BAY WAREHOUSE

28FT TO EAVES (8.5 METRES)

TO LET

DESCRIPTION

The property comprises of a refurbished single storey warehouse of steel framed construction and a newly overclad pitched roof.

There is a large electrically operated steel roller shutter door to provide access for goods and a separate heavy duty steel security personnel door.

Internally, the accommodation is refurbished to a good standard and provides a clean and dry environment.

The eaves height is 8.5 metres (28 ft)

Externally the property forms part of a small and secure industrial estate with a small yard/loading area and gated and fenced perimeter.

LOCATION

The property is situated on Bazaar St, just off Greenwood St. which connects to Broad St (A6) a short distance away.

The property is very well placed for the regional motorway network and lies just 1 mile to the south east of the start of the M602 motorway, which connects directly to the M62.

FLOOR AREA

It is estimated that the unit extends to a gross internal area of some 5,521 sq ft made up as follows:-

Warehouse (High Bay)	4,121 sq ft
Warehouse	1,400 sq ft

Total 5,521 sq ft

There is an adjacent unit available measuring 2,300 sq ft – (Further Details on Request)

RATES

The property has been significantly altered since its last Rating Valuation and will require a new assessment. However, from the existing valuation, the property is assessed as having a Rateable Value of between £26 and £30 per square metre and we therefore estimate that the revised Rateable Value will be around £15,000. This would equate to Rates Payable of around £7,500 but the premises may also qualify for Small Business Rating Relief, which would provide a discount from this figure.

Please contact the Commercial Rating Team of Salford City Council for further advice and information.

SERVICES

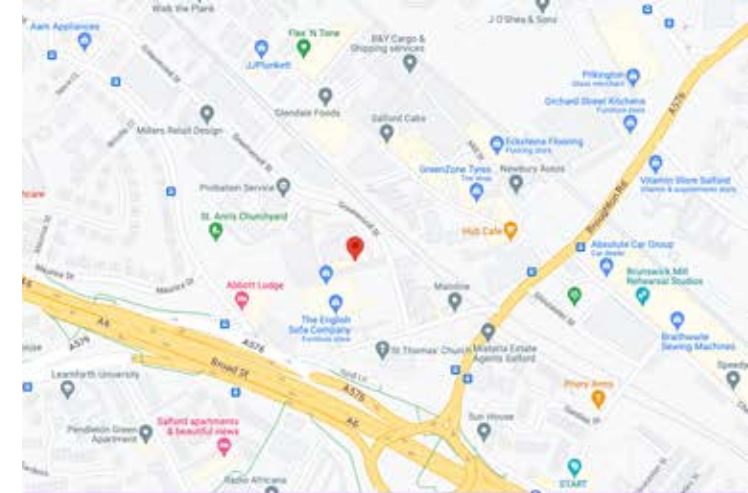
We understand that all mains services are connected.

TERMS

The property is offered To Let by way of a new lease for a term to be agreed at an initial rental of £50,000 per annum, exclusive.

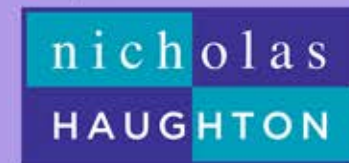
VIEWING

By prior appointment with the sole agent:
Nicholas Haughton Properties: 0161 839 0080.



Nicholas Haughton Properties Ltd, conditions under which particulars are issued:

Mr Nicholas Haughton for himself, for any joint agents and for the vendors or lessors of this property whose agents they are to give notice that: These particulars are set out as general outline only for the guidance of intending purchasers or lesser and do not constitute part of an offer or contract. 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 satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Nicholas Haughton Properties Ltd, or any joint agents has any authority to make or give any representation or warranty whatever in relation to the property. All rentals and prices are quoted exclusive of VAT. The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state of condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.



CHARTERED SURVEYORS

