



UNIT 2, BAZAAR ST | (off Greenwood St) | SALFORD | MANCHESTER | M6 6GS



990 sq ft (92 sq m)

STORAGE/WORKSHOP UNIT

TO LET

DESCRIPTION

The property comprises of a refurbished storage/workshop/ industrial unit that has been well refurbished very recently to provide a clean, dry and very presentable working environment.

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. There is a WC and brewing up area with a sink and worktop. The lighting and electrics are newly fitted with bright fluorescent lighting throughout.

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 990 sq ft (92 sqm).

RATES

The property has been significantly altered since its last Rating Valuation and will require a new assessment.

We estimate that because of the size and likely Rateable Value that the premises will qualify for Small Business Rating Relief and this could reduce the rates bill for this property by as much as 100%.

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

SERVICES

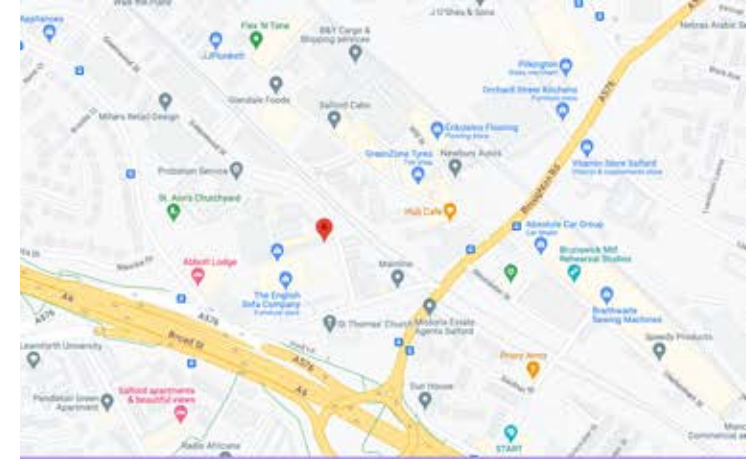
We understand that all mains services are connected.

TERMS

The property is offered To Let by way of a new lease for a term to be agreed at an initial rental of £12,000 per annum, exclusive.

VIEWING

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



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