

TO LET

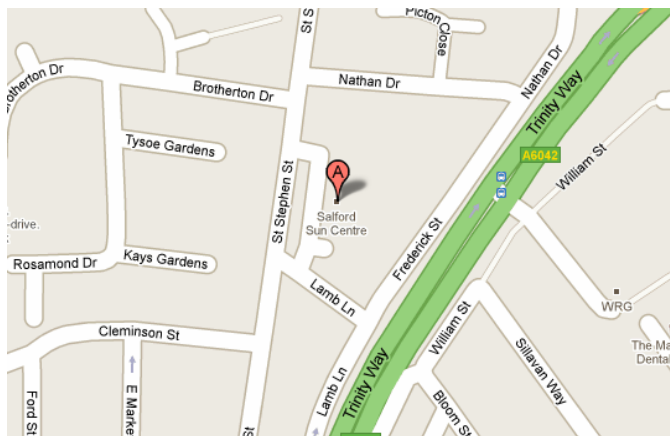
LOCK UP SHOP

**UNIT 3, SALISBURY HOUSE
ST STEPHEN STREET
SALFORD
M3 6AX**



LOCATION

The property is located within a densely populated residential area a few minutes walk from Manchester city centre.



DESCRIPTION

A ground floor shop with rear office, kitchen and toilet facilities. It has a secure rear yard. It forms part of a parade of eight similar units serving the local community.

ACCOMMODATION (all areas are approximate)

Retail Sales	32.4m ² (349sq ft)
Office 1	6.6m ² (71sq ft)
Kitchen	5.7m ² (60sq ft)
Toilet	

Business Rates

The property has a rateable value of £7,000

The small business rate multiplier is 40.7p. The rates payable are likely to be about £1,700 although you should confirm this with Salford City Council.

Planning

The property has an open A1 planning consent.

Rent

A rent of £6,500 pa is sought.

Lease Details

The new lease will be drawn on internal repairing and insuring terms for a minimal period of three years. Leases for longer than three years will incorporate rent reviews every three years.

Viewing

Strictly by appointment with Longden and Cook 0161 737 0111