

SALFORD QUAYS

UNIT 2B TRAFFORD ROAD

TO LET – **LAST AVAILABLE UNIT** ADJACENT TO NISA TODAY'S

LOCATION

The property is the last unit remaining within a small retail development with dedicated car park at the junction of the extremely busy Trafford Road and Ordsall Lane.

The unit is situated between **Nisa Today's Convenience Store** and **Aadams Hot Food Takeaway (new)**, adjacent to a **new 285 apartment residential development** and petrol filling station incorporating **Subway** and close to **Ramada** and **Etap** Hotels. Other attractions in the immediate vicinity include **Lowry Outlet Mall, Chiquitos, Frankie & Bennys, Tesco Express, UGC, Warners** and **The Lowry Centre**.

In addition there is a large **office population** and the development is close to the Exchange Quay **Metrolink Station**.

ACCOMMODATION

The premises comprise the following approximate gross floor area:

Ground Floor Sales	920 sq ft	85.47 sq m
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LEASE

Available to let on a new full repairing and insuring lease, for a term of years to be agreed.

RENT

Offers in the region of £22,000 per annum exclusive are invited.



RATES

The property is yet to be assessed for rating purposes by the Valuation Office.

Interested parties are advised to make their own enquiries with Salford City Council (tel: 0161-793 3390).

COSTS

The ingoing tenant is to be responsible for all legal costs, stamp duty and VAT incurred in the transaction

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

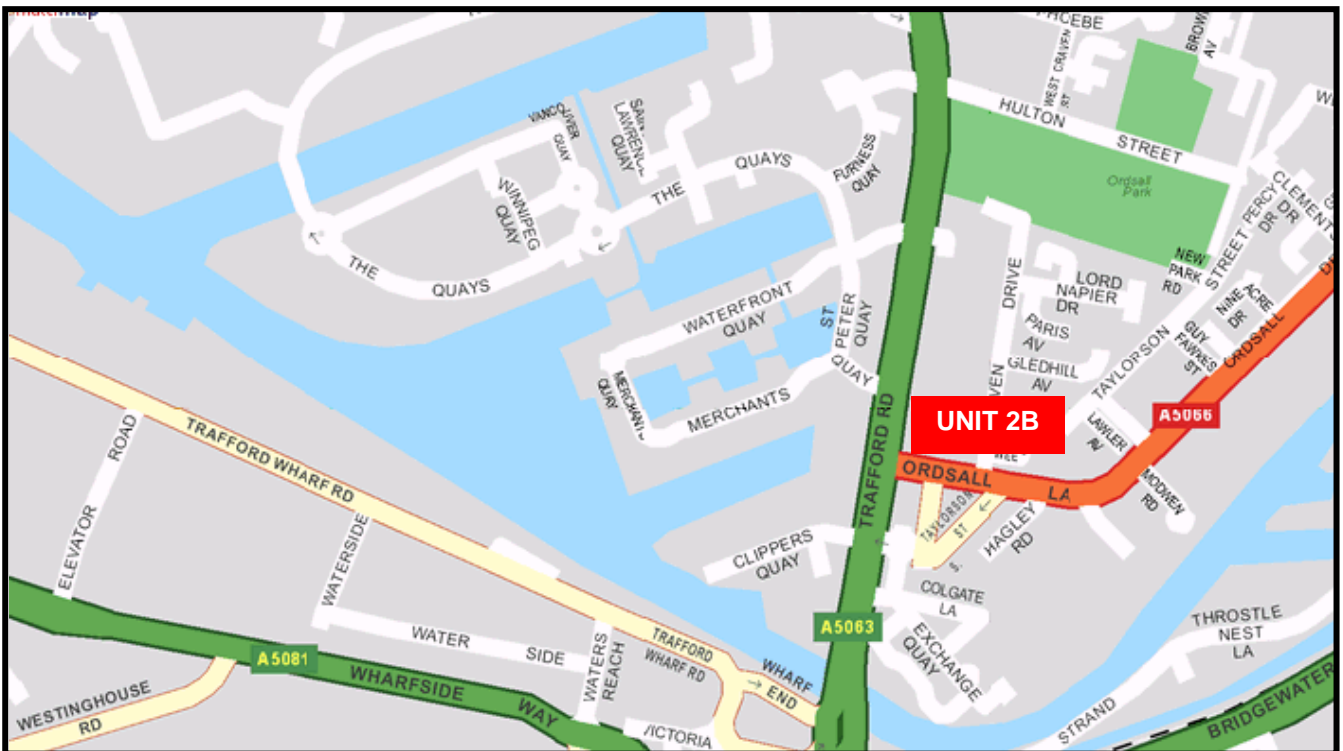
VIEWING & FURTHER INFORMATION

Please direct all enquiries to the sole agents:-

Alex Mayor D: 0113 383 3757
E: alex.mayor@brassrow.co.uk

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SUBJECT TO CONTRACT



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