



# BOULTONS



## Liverpool Road

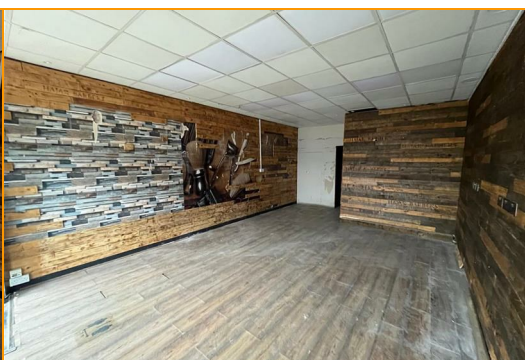
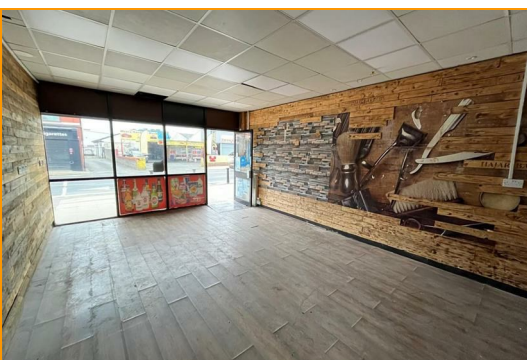
Cadishead, Manchester, M44 5AN

£600 Per Month



A single storey lockup retail/commercial unit positioned on the main thoroughfare in the high street of this busy location in Salford on the outskirts of Manchester.

With remotely operated roller shutter doors and a good shop front, the building provides a high profile opportunity for a number of potential businesses, subject to the appropriate consents. Its location is surrounded by both commercial and residential properties and provides a good opportunity for custom from those businesses and the local residents. Contribution to the landlords legal fees and a credit check charge are applicable to the incoming tenants.



ACCOMMODATION

MAIN RETAIL AREA 24'8" max x 20'0" min or 13'10" (7.52m max x 6.10m min or 4.24m )

With a suspended ceiling and decorative wood panelling along with an array of power points and leading through to a staff or office area.

STAFF OFFICE AREA 6'7" x 5'10" (2.03m x 1.79m)

KITCHEN 10'1" x 6'10" (3.08m x 2.09m)

Fitted with base units and worktops incorporating a stainless steel inset sink unit and part tiled splashbacks surrounding the preparation areas.

There is a roller shutter door to the rear (not operated at the time of the appraisal).

CLOAKROOM 5'6" x 5'7" (1.70m x 1.71m)

Fitted with pedestal hand wash basin, part tiled splashbacks

WC 4'11" x 2'11" (1.50m x 0.90m)

Also with part tiling and a low level wc.

OUTSIDE

There is a car park area to the rear, details to be confirmed by the Solicitors.

LEGAL COSTS

The in-going Tenant is to be responsible for the Landlord's costs in respect of the preparation of the lease and its counterpart

APPLICATIONS

To propose terms for this property please email [sales@boultonsestateagents.co.uk](mailto:sales@boultonsestateagents.co.uk) Once terms are agreed the proposed tenant will be required to go through Boultons referencing procedure, an application for which will be forwarded. Applications are subject to a fee of £240 including VAT.

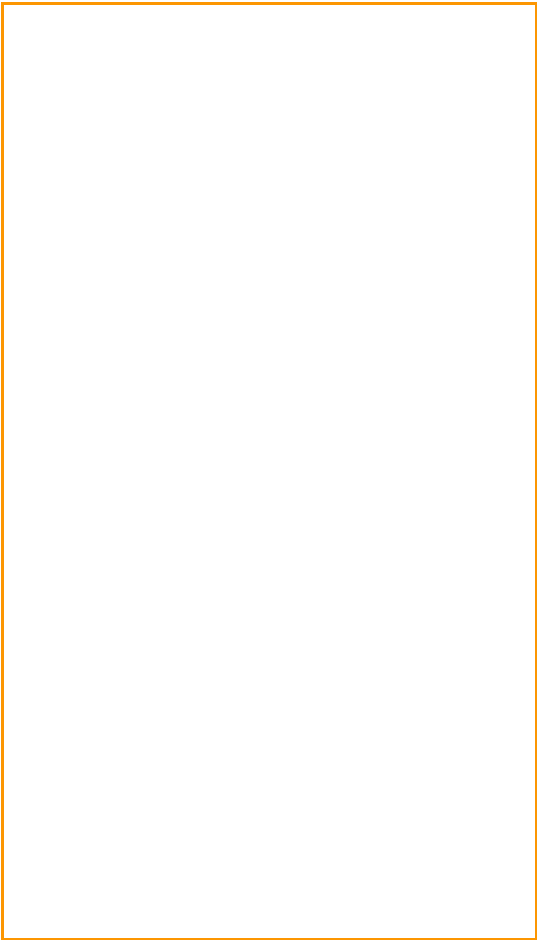
LEASE INFORMATION

Five year full repairing and insurance lease (or multiples thereof) with a break clause no sooner than the 3rd year.

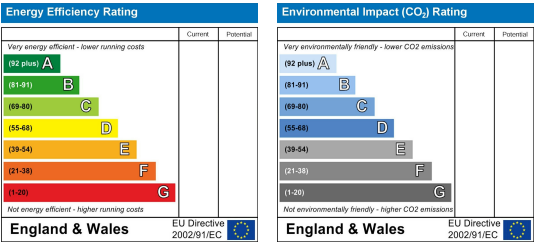
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.