



verisure
Alarm
Images recorded
24h GUARDED RESPONSE
0800 148 8097



44 Leicester Road, Salford, M7 4AR
£1,200 Per Month

786.00 sq ft



Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Details

Amco Commercial are pleased to offer this well-located retail unit to the market, situated on Leicester Road, Salford, within a busy and established local shopping parade.

The property comprises approximately 786 sqft of ground floor accommodation and benefits from consistent pedestrian and vehicular passing trade. Its prominent position within the local community makes it suitable for businesses seeking good visibility and regular footfall.

The unit features three potential access points, providing flexibility in layout and use. It would be suitable for a range of uses including retail, café, or office accommodation, subject to the appropriate consents. There is also potential for the space to be subdivided into two units, subject to landlord approval.

The rateable value is £6,100, meaning qualifying occupiers may benefit from full rates relief.

This is a strong opportunity for businesses looking to establish a presence within a well-supported local community. For further information or to arrange a viewing, please contact one of our agents.

These particulars are provided as a guide only and do not form part of any contract. The property is offered subject to contract.

Viewing

Please contact us on 0161 773 3978 if you wish to arrange a viewing appointment for this property or require further information.

