







## 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 bring to market this unique retail unit.

Nestled in the heart of the vibrant community shopping parade on Leicester Road, Salford, this retail property is a gem waiting to be discovered.

Boasting approximately 786 sq ft of ground floor space, this prime location offers a high level of passing trade, making it an ideal spot for your business to thrive.

With three separate access points, the layout allows for even more flexibility in how you choose to utilize the space. Whether you're looking to set up a boutique shop, a cozy cafe, or a trendy office, this property has endless possibilities.

The property's versatile layout presents an exciting opportunity to potentially be split it into two units, subject to permission from the landlord.

The property currently has a rateable value of £6,100, meaning qualifying businesses will benefit from a zero rates bill.

Imagine the bustling streets, the friendly faces passing by, and the endless potential for growth and success that this location offers. Don't miss out on the chance to make your mark in this dynamic community - seize this opportunity to turn your business dreams into reality in the heart of the community on Leicester Road, Salford. For further information, or to arrange a viewing, please get in touch with one of our agents.

These particulars are only a guide. They are not exact or guaranteed. 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.

