TO LET

Ground Floor Retail Units

353-1,248 sq.ft (33-116 sq.m)

Radclyffe Park, Phoebe Street, Salford, Manchester, **M5 3PH**

- Prominent roadside location
- Residential above
- Close to Travelodge and Morrisons

DESCRIPTION

All vacant ground floor units are available in shell condition. Specifications include an open plan sales area with fully glazed frontage behind an electric roller shutter. Parking is provided by way of a 350 space shared car park to the rear of the parade. All units benefit from electric, water and drainage mains services.

LOCATION - M5 3PH

The Radclyffe Park retail parade fronts onto Phoebe Street off Trafford Road (A5063). Junctions 11 and 12 of the M60 orbital motorway are approximately 4 miles east of the unit and can be accessed via the M602 motorway which is located a short distance north of Radclyffe Park.

RADCLYFFE PARK	OCCUPIER	Sq.ft/Sq.m	RENT PA
UNIT 1	LET TO PACK & SEND		
UNIT 2	VACANT	1,248/116	£15,000
UNIT 3	LET TO AVESTA HAIR		
UNIT 4	LET TO BETFRED		
UNIT 5A	LET TO FOOD STATION		
UNIT 5B	VACANT	671/62	£9,500
UNIT 6	LET TO BARNARDOS		
UNIT 7	LET TO EYELINE OPTICIANS		
UNIT 8	LET TO MCCOLL'S		
UNIT 9A	LET TO THE QUAYS BARBERS		
UNIT 9B	VACANT	353/33	£10,500
UNIT 10	LET TO CUISINE CORNER LTD		

SERVICE CHARGE & INSURANCE

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

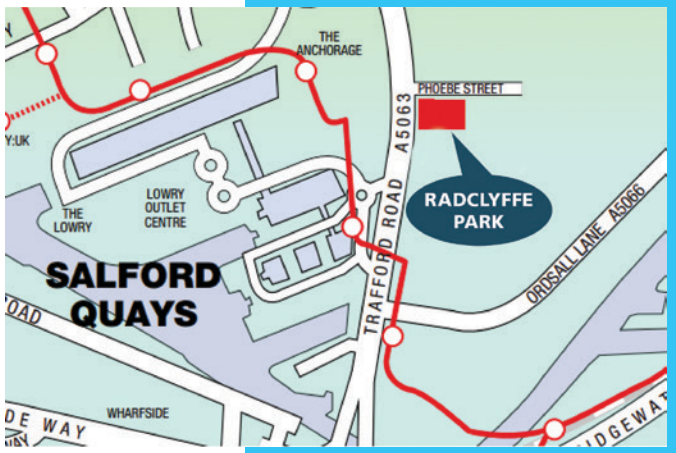
Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

REFERENCES & LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



VIEWING

Strictly via prior appointment with the appointed agent:

ROGER HANNAH & CO
Chartered Surveyors
0161 817 3399
www.roger-hannah.co.uk

Robert Gann
robertgann@roger-hannah.co.uk

Radclyffe Park, Phoebe Street, Salford, Manchester, M5 3PH

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