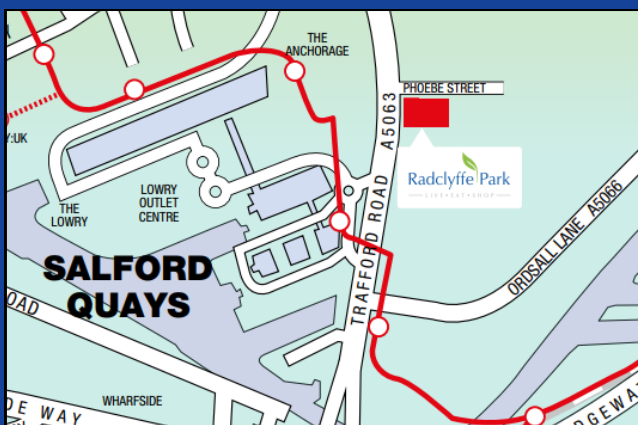


TO LET

UNITS AT RADCLYFFE PARK, PHOEBE STREET, SALFORD, M5 3PH

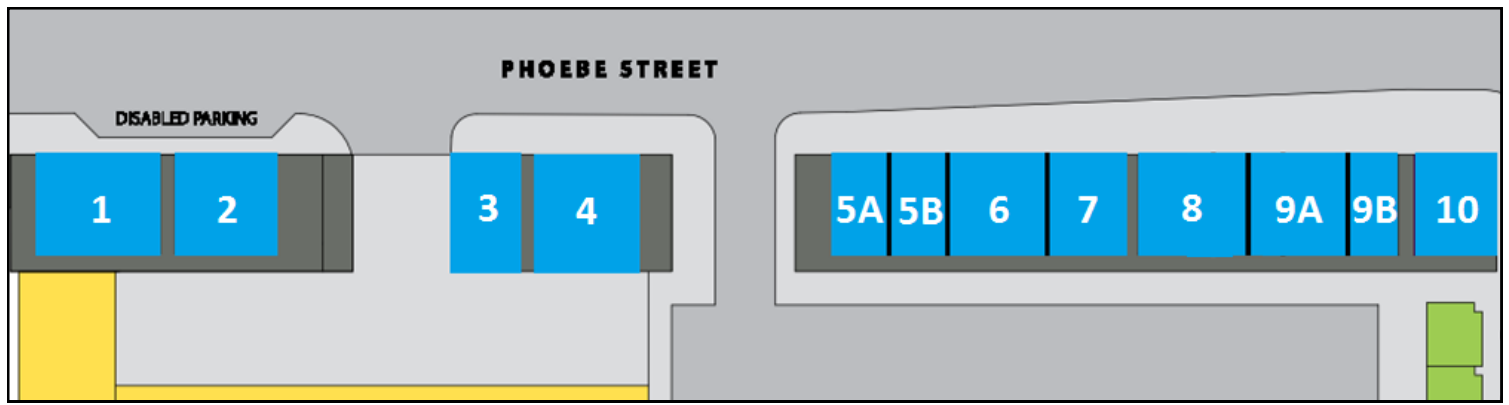
GROUND FLOOR RETAIL UNITS

FROM 33 SQ M (353 SQ FT) TO 119 SQ M (1,278 SQ FT)



0161 817 3399

www.roger-hannah.co.uk



LOCATION

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.

DESCRIPTION

All vacant ground floor units (except Unit 10*) 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. A Travelodge is located adjacent to the scheme.

*Unit 10 comprises of a main sales area with fully glazed return frontage behind electric roller shutters. WC and kitchenette facilities are located to the rear of the unit.

RENTAL

The vacant units are available by way of an internally repairing and insuring new lease on terms to be agreed at a rentals shown within the accommodation table.

VAT

All figures quoted are subject to VAT at the prevailing rate.

EPC

Copies of the EPCs are available on request.

BUSINESS RATES

To be confirmed.

VIEWING & FURTHER INFORMATION

Please contact Sole Agents:

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Date of Preparation: 03/10/17



ACCOMMODATION

The units have been measured in accordance with the RICS Code of Measuring Practice 6th edition to provide the following floor areas:

| RADCLYFFE PARK | OCCUPIER | SQ FT / SQ M | RENT |
|----------------|--------------------------|--------------|---------|
| UNIT 1 | LET TO PACK & SEND | | |
| UNIT 2 | VACANT | 1,278 / 119 | £15,000 |
| UNIT 3 | LET TO AVESTA HAIR | | |
| UNIT 4 | LET TO BETFRED | | |
| UNIT 5A | LET TO FOOD SATION | | |
| UNIT 5B | VACANT | 603/ 56 | £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 | 393/ 37 | £7,000 |
| UNIT 10 | UNDER | 790 / 73 | £16,000 |



RICS



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