

Middlewood Locks, Salford

Unit 2, Middlewood Locks, M5 4YU

FITTED BAR/RESTAURANT TO LET



Savills Manchester

Belvedere,
12 Booth Street Street
Manchester
M2 4AW
savills.co.uk



Location

The property is prominently located within the Middlewood Locks residential development in Salford and benefits from a strong frontage onto the canal with an extensive outdoor seating area.

The property benefits from over 2,200 residents within Middlewood Locks and being close to surrounding developments such as Oxbow, Fusion and Regent Plaza. Nearby occupiers include **Co-op, 92 Degrees, Aviva Studios.**

Accommodation

The property is arranged over ground floor, benefitting from an existing fit out with a clear open layout. The property comprises the following approximate floor area:

Ground Floor: 3,167 sq ft 294 sq m



Viewing & further information

Strictly by prior arrangement only with:

Jack Wagland

Jack.Wagland@Savills.com
+44 (0) 7816 184 029



Rent

Upon application.

Tenure

A new lease will be available for a term to be agreed subject to five yearly upwards only rent reviews.

Rates

Rateable Value: £18,000
UBR 2025/26: £0.499
Rates Payable: £8,982

(Interested parties are advised to enquire with the Local Authority to confirm their exact rates liability and any entitlement for relief or concession).

Use

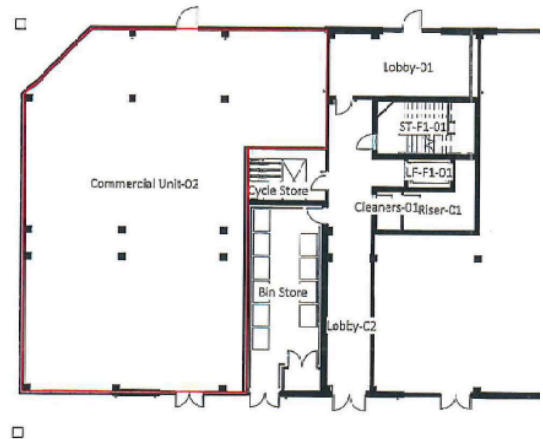
The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

A valid EPC for this property can be made available upon request.

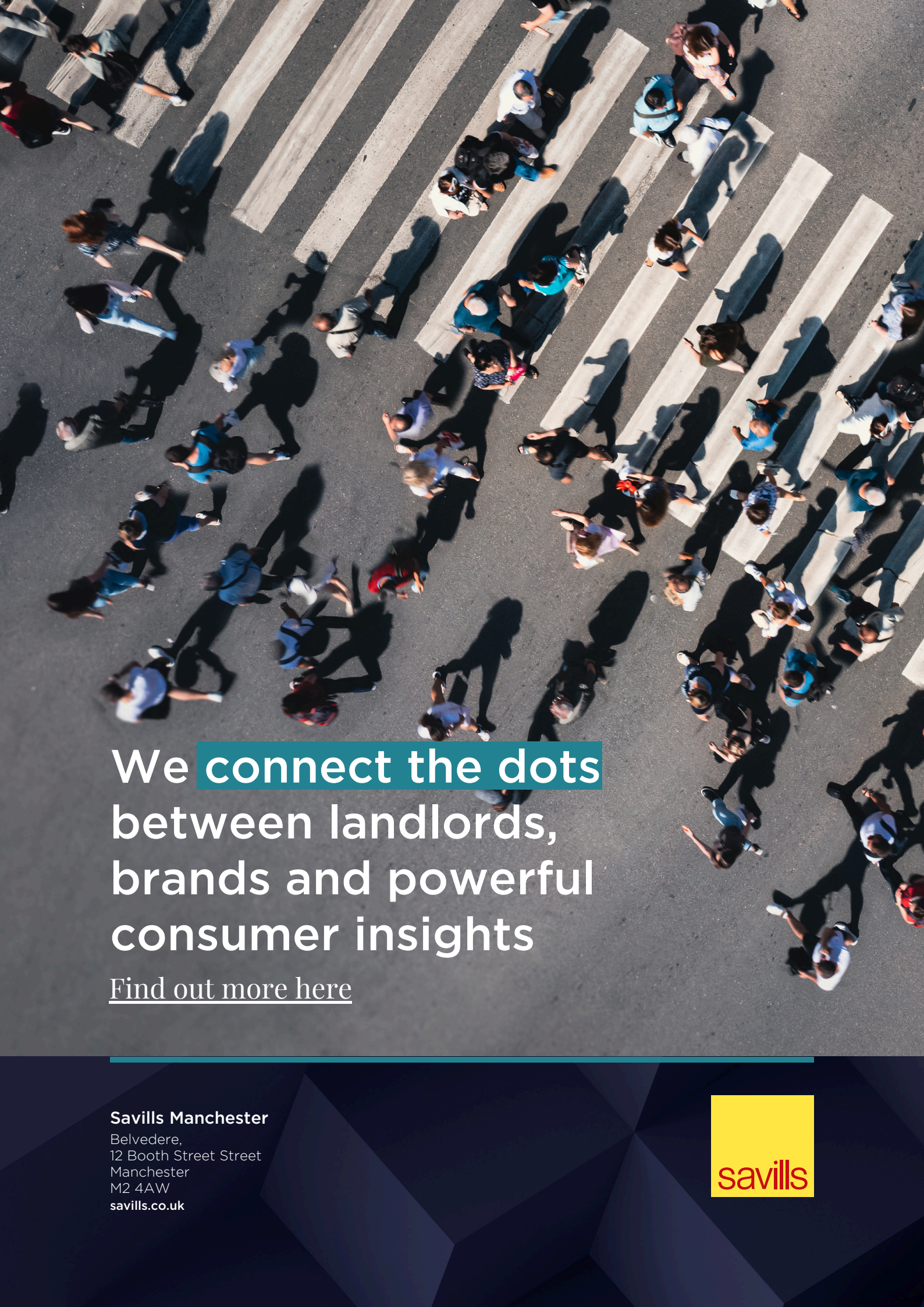


IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | November 2024





We connect the dots
between landlords,
brands and powerful
consumer insights

[Find out more here](#)

Savills Manchester

Belvedere,
12 Booth Street Street
Manchester
M2 4AW
savills.co.uk

savills