

**AVISON
YOUNG**

0161 228 1001



Real Estate

0161 706 1111

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TO LET

**Retail Unit/Office/Leisure
Space**

60, 61 & 61B New Bailey Street,
Salford M3 5FS

THE
ARCH
CO



Prominent location on main
arterial road

Opposite Salford Central
Train Station

Suitable for retail/leisure/office
use

Full height glass showroom

Parking/secure gated loading
bay to the rear

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Location

The property is located in a prominent position fronting onto New Bailey Street, directly opposite Salford Central train station which provides rail, bus and Metro Link services. The property is on a busy main arterial thoroughfare close to the city centre and Spinningfields.

Occupiers in the vicinity of the unit include **Store MCR** adjoining plus **Subway** and **Tesco Express/Café Nero**, whilst One New Bailey, a 125,000 sq ft state-of-the-art office development, is opposite with recent restaurant lettings to **FoodWell & Menagerie Restaurant & Bar**.

Description

The property consists of three interlocking arches and has been refurbished to provide clear open space with natural light suitable for retail, leisure or office space.

Features include full height glass frontage, electronic security shutters, twin vehicular roller shutter doors to separate arch entrances, disabled toilet, kitchen area and a full wall/soffit lining system. To the side of the unit, a secure gated service yard is provided which is accessible via Spaw Street.

The floor plan is available upon request.

Accommodation

The property comprises the following approximate floor area:

| | Sq m | Sq ft |
|--------------|------------|--------------|
| Total | 465 | 5,005 |

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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Tenure

Leasehold.

Terms

Rental terms are available on request. The tenant is to pay the sum of £1440.00 per annum in respect of a contribution to insurance.

Rating

We are advised that the Rateable Value for the property is £39,500. Please note, the government have confirmed that Business Rates will not be payable on occupied retail premises for the year 2020/21.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.gov.uk/calculate-your-business-rates.

Energy Performance

Energy Performance Asset Rating: TBC.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the sole agents.



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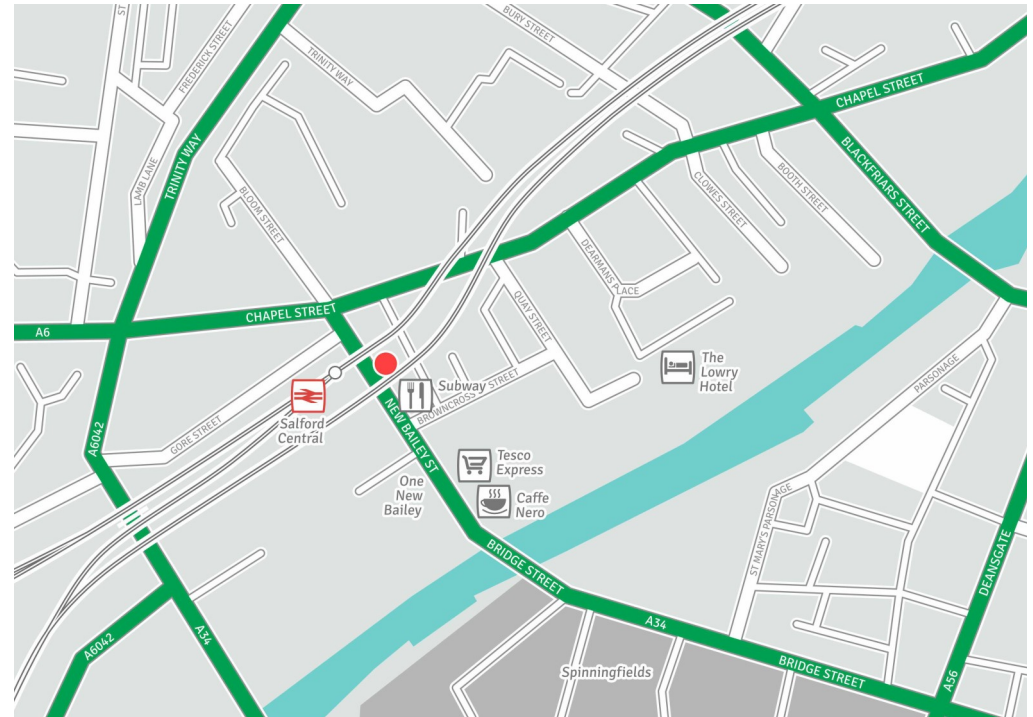
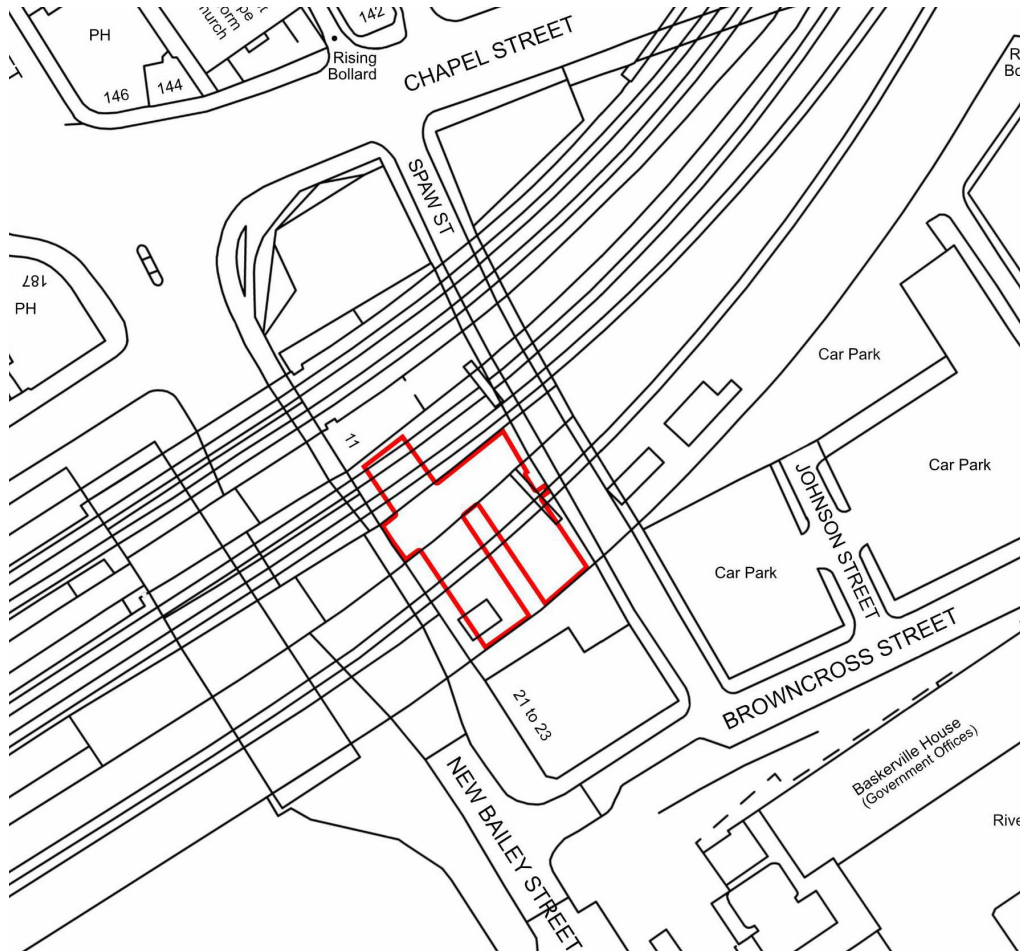


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- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.