

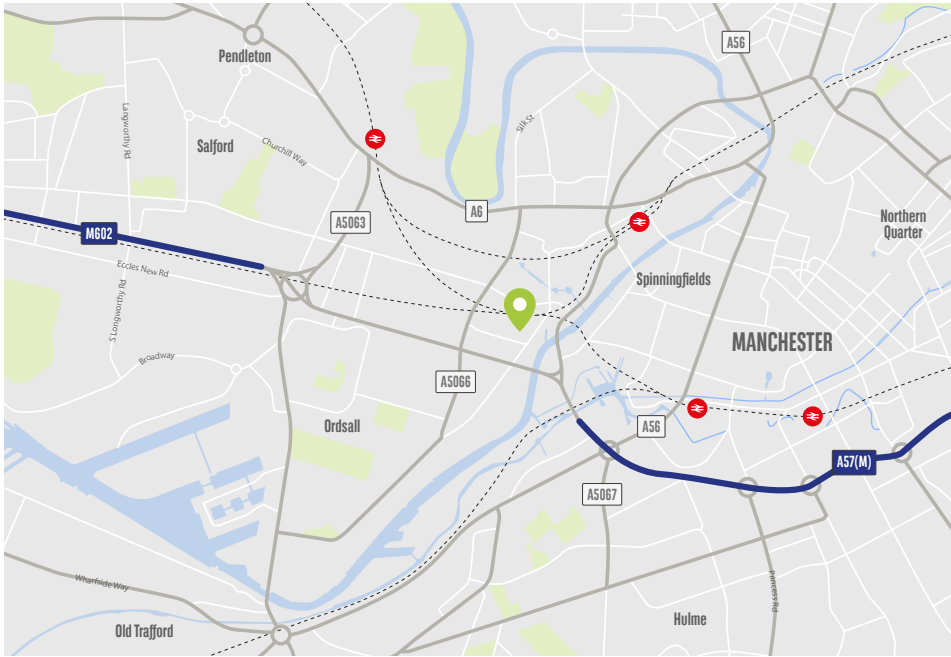
101 REGENT ROAD

SALFORD, M5 4QU



**BNP PARIBAS
REAL ESTATE**





LOCATION

Salford is part of Greater Manchester and is located approximately 2.5 miles west of Manchester city centre. The subject unit is well positioned and highly accessible via the A57 Regent Road giving the unit excellent visibility from the A57 Regent Road.

The unit is situated directly opposite Regent Retail Park, which is home to TK Maxx, Argos, Pets At Home, Poundstretcher, Sports Direct, Cancer Research, Boots and JD Gyms.

There is also a Sainsburys supermarket located opposite the unit.



DESCRIPTION

The accommodation is a ground floor only retail warehouse comprising of the following net internal areas:

Ground Floor: 12,534 sq ft (1,164 sq m)

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RENT

Upon Application.

TERMS

A new lease on terms to be agreed.

PLANNING

Open A1 planning.

BUSINESS RATES

We are advised that the rateable value in the 2017 List is £207,000 however, interested parties should make their own enquiries direct with the Rating Department of the Local Authority to verify the current rating liability.

EPC

B – Available on request.

VAT

All figures are quoted exclusive of VAT, if applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

FURTHER INFORMATION & VIEWINGS

For viewings, strictly by arrangement.
For further information, please contact:



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