

Salford, Gtr Manchester | M6 5JA

Salford Shopping Centre

Retail Units To Let From 1,484 SQ FT



AT A GLANCE



FOOTFALL

6.5M



UNITS

90



CAR PARK SPACES

454





UNIT	ACCOMMODATION	SIZE	RENT
26 Briar Hill Way	Ground Floor First Floor	1,051 sq ft 433 sq ft	£15,000 pa exclusive
57 Fitzgerald Way	Ground Floor First Floor	1,186 sq ft 492 sq ft	£15,000 pa exclusive
67-68 Fitzgerald Way		2,593 sq ft	£22,500 pa exclusive
87-88 Raven Way	Ground Floor First Floor	2,899 sq ft 550 sq ft	£27,000 pa exclusive
115/116 Mather Way	Ground Floor	2,817 sq ft	£25,000 pa exclusive
29 Briar Hill Way	Ground Floor First Floor	1,050 sq ft 512 sq ft	£15,000 pa exclusive

Description

This iconic complex is a major local retail centre within the City Of Salford, located alongside the main arterial route into Manchester city centre. Situated adjacent to Salford City University, a Tesco Extra superstore and surrounded by a densely populated residential area, this centre sits at the gateway to the largest urban expansion and redevelopment zone in Europe.

Occupiers include Poundland, Home Bargains, Iceland, Pure Gym & Costa.

Lease

All units are available by way of a new effective full repairing and insuring 5 year lease term, or multiples thereof. Shorter flexible lease terms are available subject to use & availability.

Service Charge

The service charge for each unit is calculated in accordance with its Rateable Value and not as an overall rate per sq ft. A full service charge pack for each unit is available upon request.

Energy Performance Certificate (EPC)

EPC's for individual units are available upon request.

Rates

Rateable value assessments are available for each unit upon request or via the government website link below.

For further details visit:
www.gov.uk/calculate-your-business-rates

VAT

All figures quoted are exclusive of VAT.

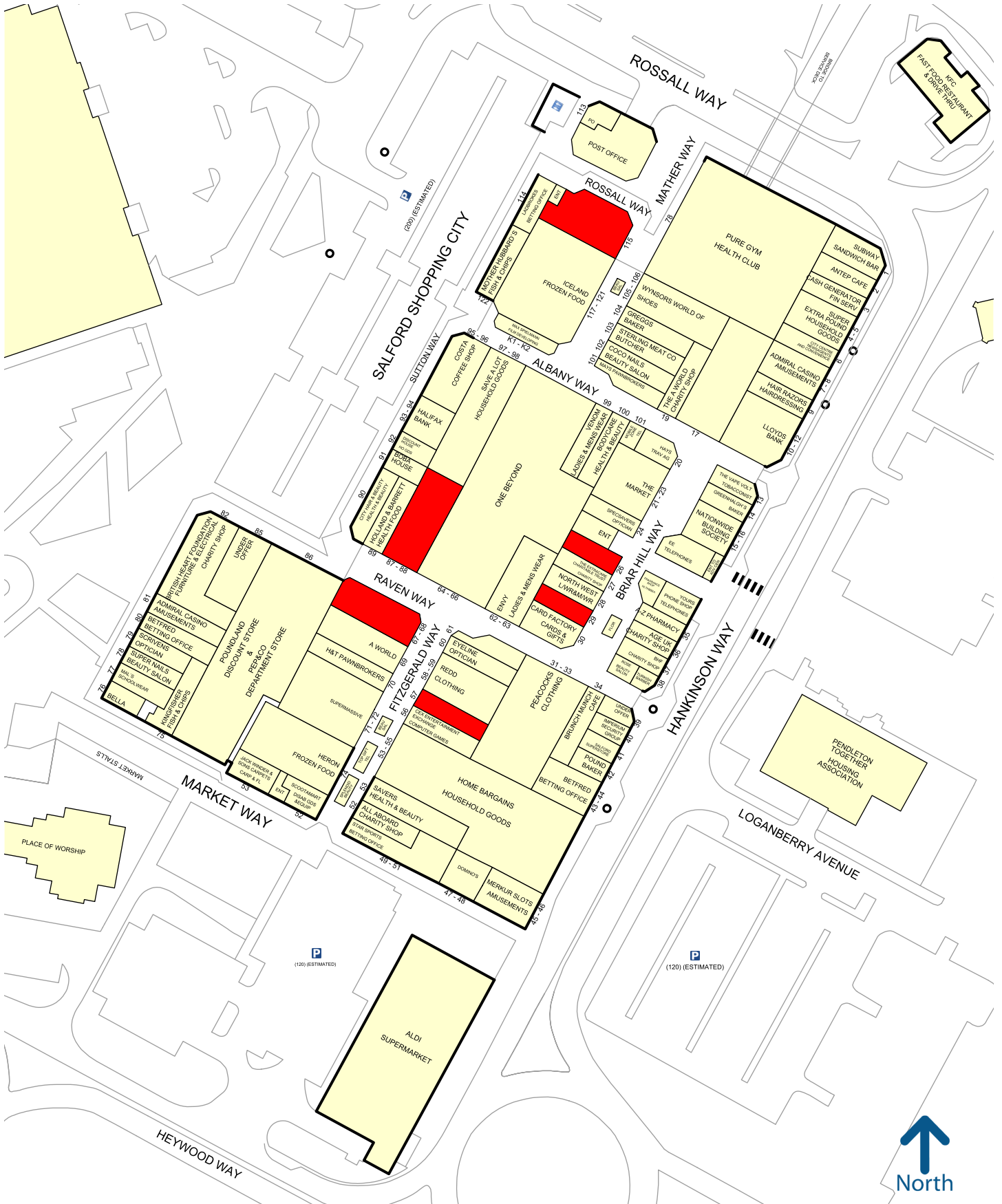
Further Information

For further information please contact:

Chris Hovington
 Praxis Retail
chris.hovington@praxis.co.uk
 07770 935529

Ian Shorrocks
 Praxis Retail
ian.shorrocks@praxis.co.uk
 07775 706388





Praxis Real Estate Management Limited (PREM) for itself and for vendors or lessors of this property, whose agents they are, gives notice that: 1/ The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. Reasonable checks have been made to ensure that the information is materially correct, but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. 2/ No person in the employment of PREM has any authority to make or give any representation or warranty whatsoever in relation to this property. 3/ The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4/ Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5/ Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, or any other consent has been obtained. 6/ Any areas, measurements or distances are only approximate. **Oct 2024**

