

**100 REGENT ROAD
SALFORD
M5 4QU**

**DANIEL
HARRIS** 
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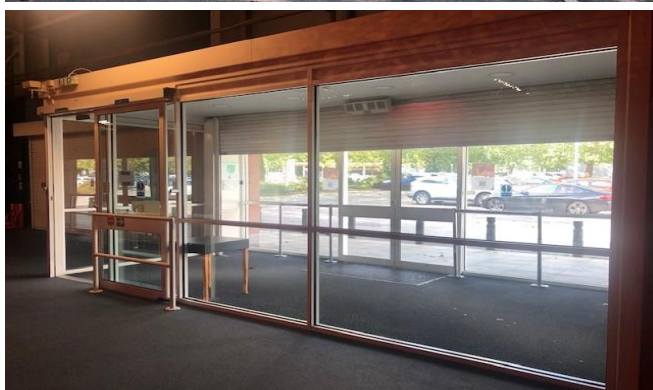
TO LET

**12,534 sq ft
1164 m²**

LARGE RETAIL UNIT

**PROMINENT LOCATION
ON A57**

**ONE OF THE BUSIEST ROUTES INTO
THE CITY CENTRE**



Location

Salford is part of Greater Manchester and is located approximately 2.5 miles west of Manchester City Centre. The unit is located on the A57 Regent Road with good visibility on one of the busiest routes into the City Centre. The unit is situated directly opposite Sainsburys and adjacent to Regent Retail Park, which is home to TK Maxx, Pets at Home, Poundstretcher, Sports Direct, Cancer Research, Boots and JD Gyms.

Lease

The premises are to be made available on the basis of a new lease for term to be agreed on full repairing and insuring terms (by way of service charge) for a maximum of 5 years outside the 1954 landlord & Tenant Act.

101 Regent Road

Description

The accommodation comprises a ground floor unit with ancillary first floor mezzanine, shuttered frontage and car parking immediately adjoining.

Accommodation

Ground Floor: 12,534 sq ft (1,164 m²)

Legals

Each party to bear their own legal fees incurred in this transaction.

Planning

Open A1 Planning. (There is a restriction against the retail sale of food and such a use will not be considered). Other uses will be considered.



COSTS

RENT

Further information on request

Exclusive of VAT

RATES

RATEABLE VALUE: £123,000

Interested parties are advised to make their own enquiries with the Local Authority regarding the accuracy of these figures.

SERVICE CHARGE

Service Charge: £TBC
Buildings Insurance: £TBC
(Current Charges)

VAT

ALL FIGURES ARE SHOWN EXCLUSIVE OF, BUT ARE LIABLE TO, VAT.

EPC RATING: B

VIEWING:

By appointment with appointed agent:



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Misrepresentation Act: The Agents and Vendors take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property.

Daniel Harris & Co

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