

# TO LET

OPEN PLAN RETAIL PREMISES  
WITHIN WIDER SHOPPING PARADE  
72.62 SQ M (782 SQ FT)

Lamb & Swift  
Commercial Property

01204 522 275 | lambandswift.com



383 BOLTON ROAD  
ALDI  
IRLAM O'TH' HEIGHTS  
M6 7NJ

From  
**£7,500**  
Per annum

- Attractive retail location
- Excellent access to the A6 and A580
- Abundance of short stay parking available
- Wide variety of occupants within the parade and anchored by a Aldi supermarket
- Public transport links within the immediate vicinity



### LOCATION

The subject property is situated to the North of Salford City Centre, within the *Irlams o' th' Height* district. Salford incorporates the towns of Eccles, Swinton, Pendlebury, Walkden and Irlam and has a population of approximately 220,000 people. It is a popular commuter location for Manchester City Centre. As such, Salford in general draws commercial operators ranging from national occupiers, to small local businesses occupying local parades and arterial roads.

The subject property is located on Bolton Road, which runs parallel to the A6 Broad Street connecting the A580 East Lancashire Road, to its West and Manchester city ring road, to its East. The immediate vicinity is predominantly residential in nature, however, Bolton Road itself contains a number of local commercial occupiers. Commercial occupiers typically serve the convenience retail needs of the local community.

### DESCRIPTION

The subject property comprise of open plan retail accommodation within a large parade of smaller retail units. The retail units neighbour the Anchor Tenant for the development (Aldi Food Stores).

Internally, the retail unit consist of tiled floor coverings with profile sheet roof covering and integrated spotlights. The unit have plaster painted walls throughout with large glazed aluminum framed display windows.

Suitable for a number of uses STPP.

### ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

| Description | SQ M  | SQ FT |
|-------------|-------|-------|
| Unit        | 72.62 | 782   |

### RENTAL

Available by way of a new Full Repairing & Insuring Lease for a minimum of 3 years.

The rental is £7,500 per annum exclusive

### SERVICES

The mains services connected to the property to include water, single phase electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

### VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

### BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £9,200 from 1st April 2026. Tenants are to make enquiries with the Local Authority to confirm the Rates Payable, as the payable figure can vary subject to business use, and tenants' eligibility for rate relief.

### EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

### LEGAL COSTS

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

### VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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**Contact:** Nick Swift or Kieran Sutton

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