

## RETAIL / LEISURE OPPORTUNITY UNIT 3, RIVERSIDE, NEW BAILEY ST, SALFORD



### UNIT 3

Sales: 67.88 sq.m (731 sq.ft)

Rent: £16,000 p.a.

#### Lease Terms

The unit is currently available for a five year term expiring September 2012.

#### Rates

From verbal enquiries we understand the premises are assessed for rates as follows:

Rateable Value (2005)	£9,800
UBR (2005/2006)	44.4p
Rates Payable	£4,351.20
Service Charge	£2 psf

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 0845 940 0561).

Estimated figures based on neighbouring retail units.

#### Costs

1. All figures quoted are subject to VAT where applicable.
2. The ingoing party is to be responsible for their own legal costs incurred in the transaction.

#### Viewing

For further information or to arrange a viewing please contact:

**Matt Lee:** [matthew.lee@bruntwood.co.uk](mailto:matthew.lee@bruntwood.co.uk)  
0161 238 7193

Or contact our retained agent:

**Conor Mulloy, Cheetham & Mortimer:**  
[cmulloy@cheetham-mortimer.com](mailto:cmulloy@cheetham-mortimer.com)

SUBJECT TO CONTRACT & WITHOUT PREJUODICE



#### Location

Riverside retail is at the centre of an exciting area of re-development, next to the New Chapel Wharf scheme, Spinningfields and the Lowry Hotel. The high level of trade from the rail station opposite and numerous car parks serving the city centre also underpin the area. The office space is fully let and comprises of 160,000 sq ft. This provides a lot of potential custom to the retail units below.

#### Accommodation

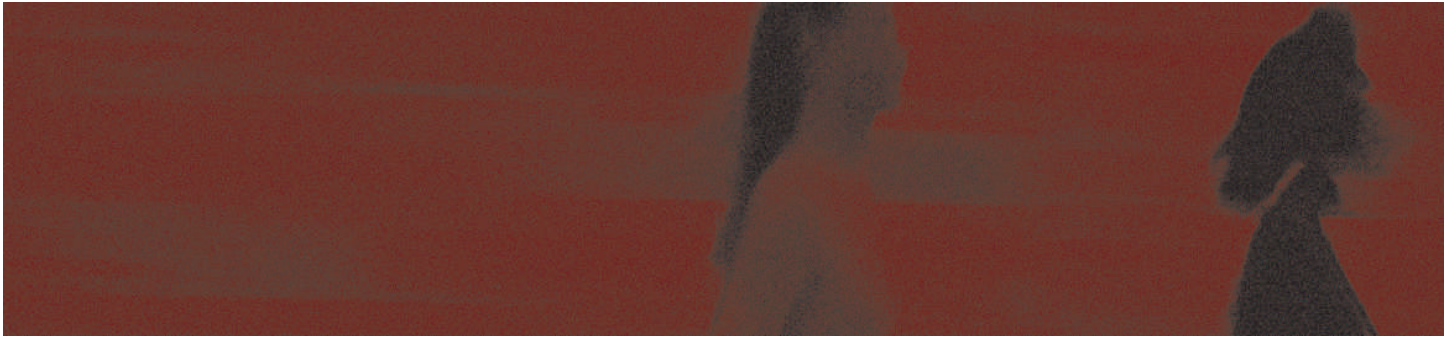
The unit is located at ground level with the following dimensions and net internal floor areas:

Gross Frontage	3.92 m	12.9 ft
Internal Width	4.82 m	15.8 ft
Shop Depth (approx)	14.49 m	47.54 ft
Ground Floor Sales (approx)	67.88 sq. m	731 sq. ft

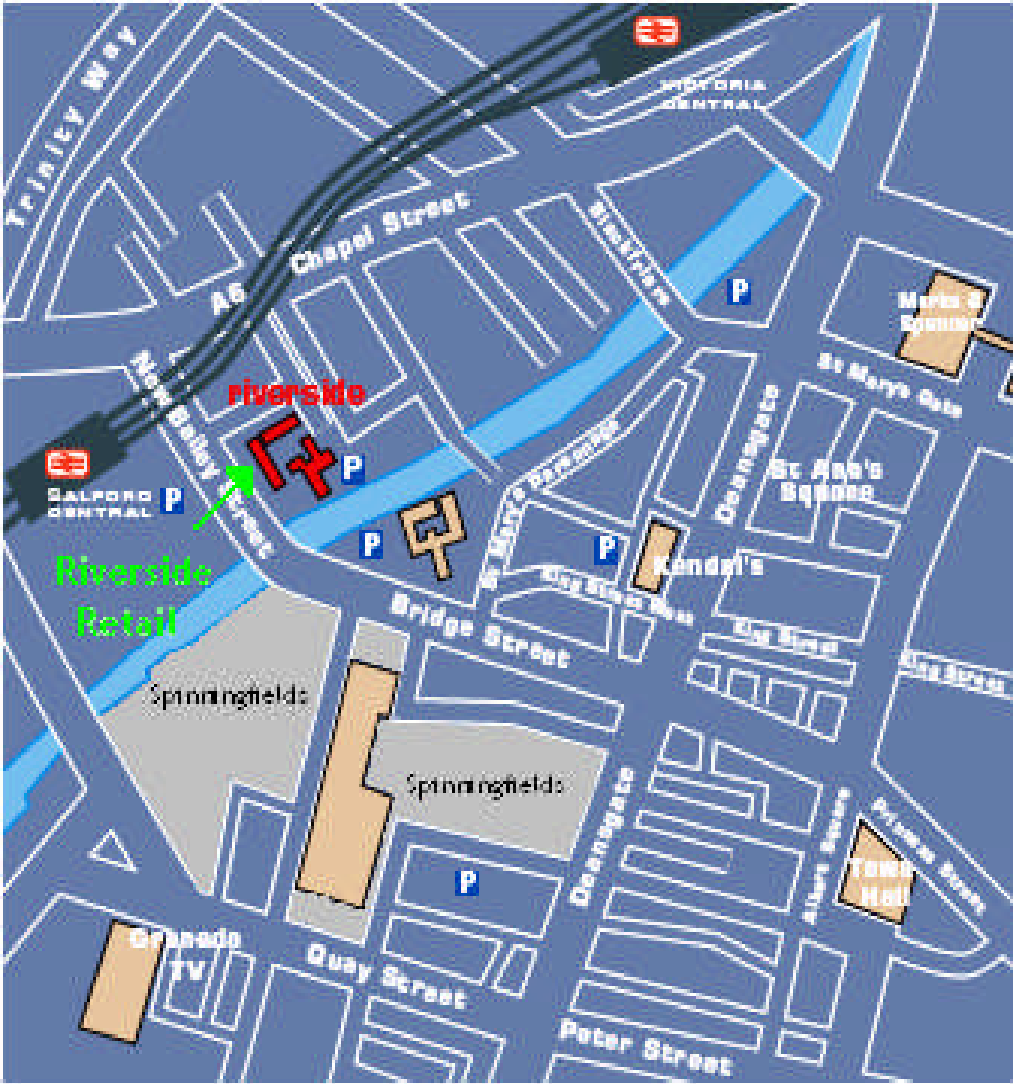
(All measurements will be calculated in imperial and converted to metric)

#### Rent

£16,000 p.a.



# Retail Unit 3, Riverside, New Bailey St



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For more information, please contact our retail team on **0800 731 0300** or visit [www.bruntwod.co.uk](http://www.bruntwod.co.uk)