



barkerproudlove
retail property consultants

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HIGH STREET PROPERTY / CLASS E

115 Mather Way, Salford Shopping City, Salford, M6 5EH



Rent: £78,500
Ground Floor Area
2,788 Sq ft / 259 Sq M

**TO
LET**

Viewing strictly through the sole agent.

Barker Proudlove

James Moss

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In partnership with:



Location:

The subject property is situated at the entrance of Salford Shopping Centre.

The property was most recently utilised as a bank and extends over ground and first floor. Nearby occupiers include Betfred, Boots, Greggs and Subway.

Accommodation:

The property provides the following approximate floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	2,788	259.0
First Floor	1,931	179.4

Rent:

A passing rent of £78,500.

Tenure:

The premises are held by way of an existing lease which expires on 12/08/2023.

Business Rates:

The premises currently has a rateable value of £72,500. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

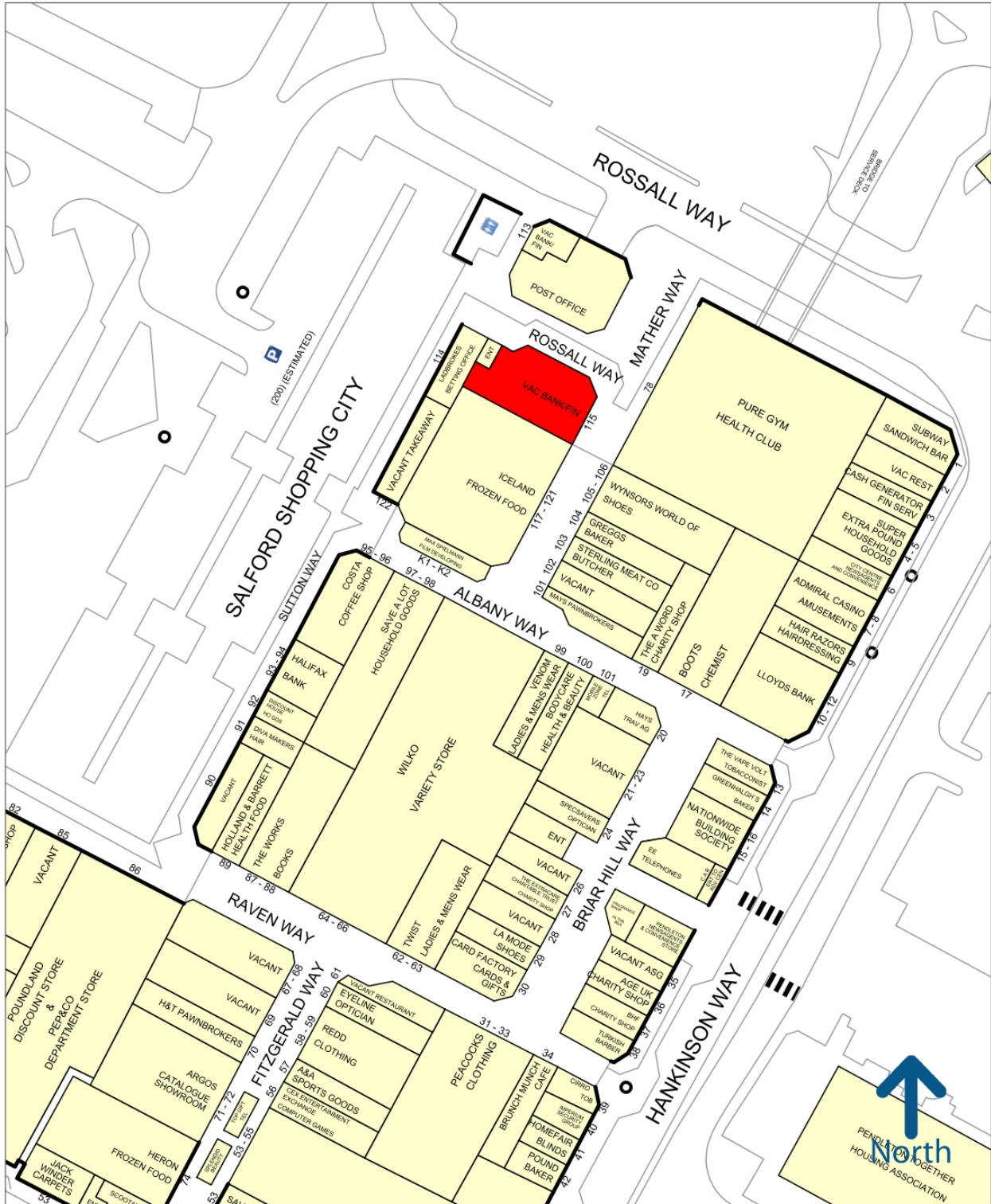
November 2021

Subject to Contract

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Salford



Experian Goad Plan Created: 08/11/2021
Created By: Barker Proudlove Ltd

50 metres

