

# To Let



## Stretford

Unit 97-98, 6 Pinnington Lane

Ground Floor: 1,420 sq ft (131.92 sq m)

Rent upon Application

## Location & Description:

- This corner unit provides a fantastic central opportunity for a food and beverage operator.
- The two floors offer windows that can be opened up during the Summer to bring an al fresco element to the space.
- Facing on to the new town centre square, the unit is perfectly situated next door to the new Northern Light Cinema and is opposite the multi-storey car park entrance, making it easily accessible.

### Demise:

Ground Floor 1,420 sq ft (131.92 sq m)

First Floor 928 sq ft (86.21 sq m)

### Rent:

Available upon request.

### Lease:

A new full repairing and insuring lease for a term to years to be agreed.

### Service Charge:

On-account service charge for the current period is estimated at £5 per sq.ft.

### EPC:

Available upon request.

### Legal and Professional Fees:

Each party to pay their own costs.

### Rating Assessment:

All business rates are to be assessed. Please contact the Local Rating Department for further information.

### Date Prepared:

April 2026

**MONEY LAUNDERING REGULATIONS** In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

## Contact Us:

### Jessica Swain

07885 127366 / [jessica@barkerproudlove.co.uk](mailto:jessica@barkerproudlove.co.uk)



### Mark Proudlove

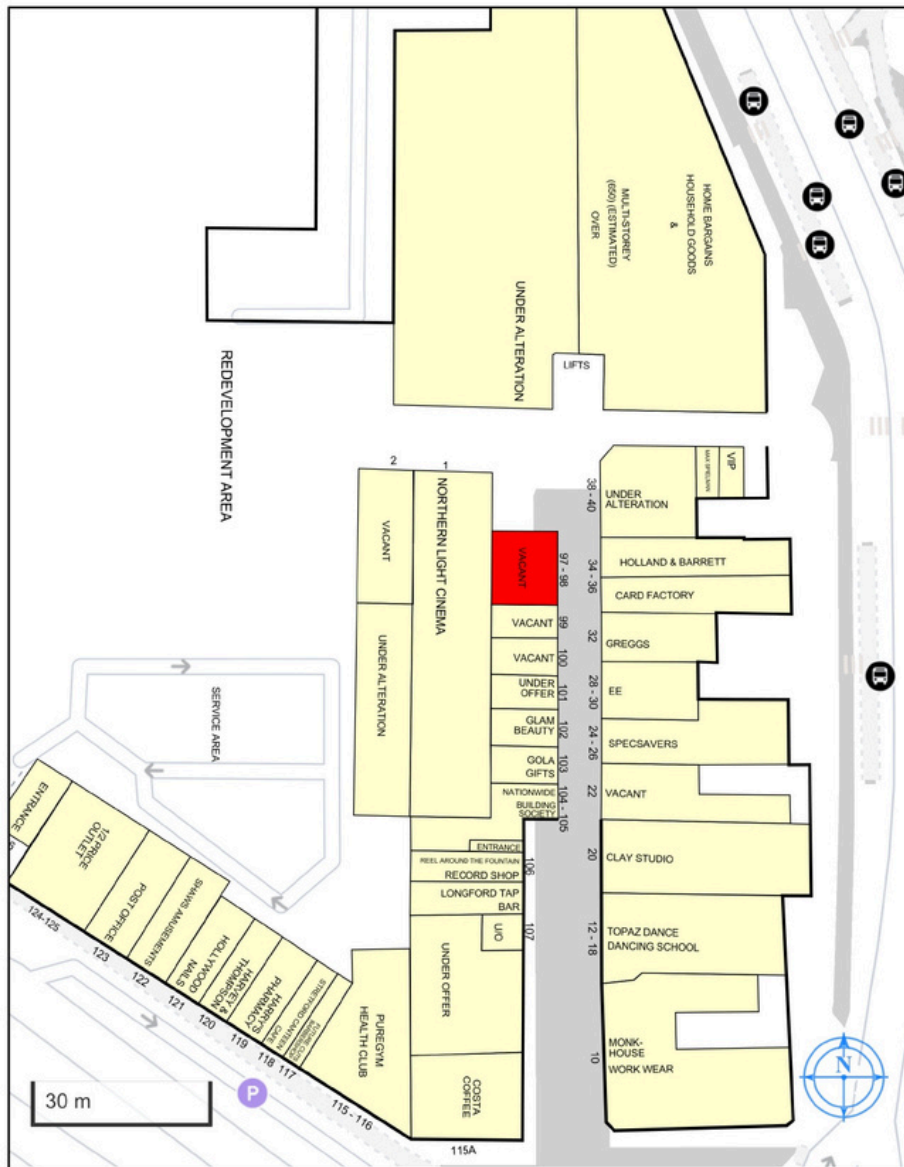
07808 479310 / [mark@barkerproudlove.co.uk](mailto:mark@barkerproudlove.co.uk)

## Joint Agent:

### CN Prop

Chris Nutter 07927 561994 / [chris@cnprop.co.uk](mailto:chris@cnprop.co.uk)


Stretford (Unit 97-98 Goad)
  
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