

HIGH STREET PROPERTY / CLASS E

1 Bridgewater Road, Walkden, Salford M28 3JE



**Rent: £15,924 PA**

**Ground Floor Area**

1,981 Sq ft / 184 Sq M

**TO  
LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

**James Moss**

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**Location:**

The subject property is situated in Walkden, nearby Walkden Town Centre Retail Park. The property was most recently utilised as a bank. Nearby occupiers include Nationwide, Weatherspoons and Tesco.

**Accommodation:**

The premises are arranged over the ground floor providing the following approximate internal floor areas:

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1,981	184

**Rent:**

£15,924 per annum exclusive

**Tenure:**

The property is available by way of a sublease or assignment of the existing lease expiring 11th December 2028. The lease permits A1, A2 and/or A3 only

**Planning Permission:**

The premises falls within E class of the Town & Country Planning (Use Classes) Order 2020. Interested parties should carry out their own due diligence in this regard.

**Business Rates:**

The premises currently has a rateable value of £18,500. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk).

**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:**

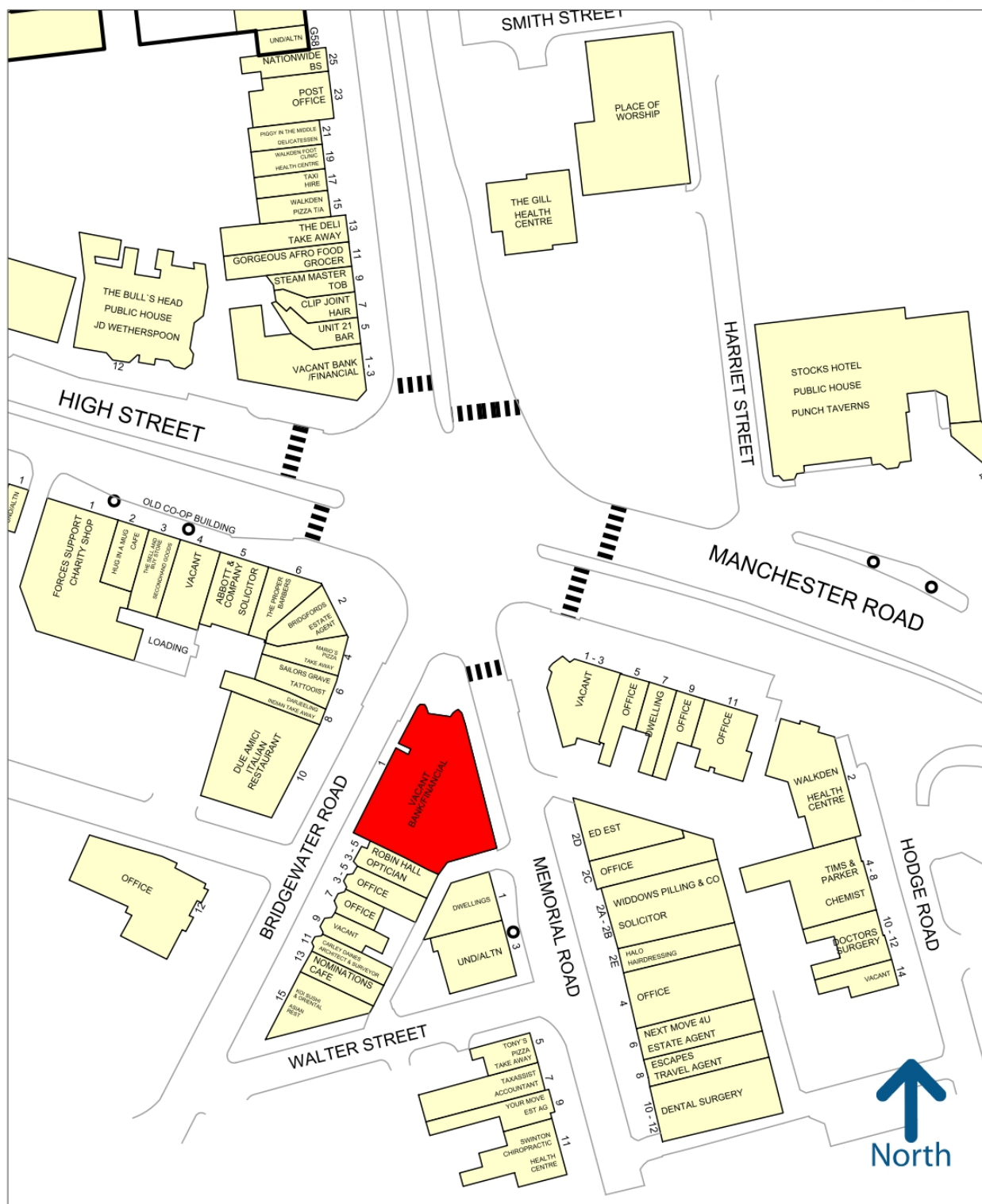
May 2022

Subject to Contract

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Walkden



50 metres

Experian Goad Plan Created: 31/03/2022  
Created By: Barker Proudlove Ltd