

SHOPPING CENTRE PROPERTY / CLASS A1  
97-98 Albany Way Salford Shopping Centre, Salford



**Rent: On application**

**Area**

3,989 Sq ft / 371 Sq M

**UNDER  
OFFER**

**Viewing Strictly through the joint letting agents.**

**Barker Proudlove**

Grant Owens

Mob: 07808 646576

Email: [grant@barkerproudlove.co.uk](mailto:grant@barkerproudlove.co.uk)

Gary Crompton

Mob: 07554 402314

Email: [gary@barkerproudlove.co.uk](mailto:gary@barkerproudlove.co.uk)

**Rawstron Johnson**

Anthony Jackson

Tel: 0113 450 7009

Mob: 07711 944 404

Email: [Anthony@rj-ltd.co.uk](mailto:Anthony@rj-ltd.co.uk)

**Location:**

Salford Shopping Centre forms the town centre retail provision for the city of Salford. The scheme is anchored by Tesco, Aldi, Boots, Pure Gym, Wilkinson and Home Bargains providing 285,000 sq ft of retail space. The centre benefits from 764 free surface car parking spaces. Other key tenants include Costa Coffee, Holland & Barrett, EE, Superdrug and Iceland.

The subject premises are situated adjacent to Costa and Wilko, other nearby retailers include Greggs, Bodycare, Iceland and Vodafone.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	3989	370.59
First Floor Ancillary	426	39.58

**Rent:**

Upon Application

**Tenure:**

The units are offered on a new effectively full repairing and insuring lease, for a term of years to be agreed.

**Business Rates:**

The unit has a 2017 rateable value assessment of £50,500.

For further details visit Gov.uk or contact the business rates department in the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. 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.

**Service Charge:**

The on-account service charge for the year 2018 stands at approximately £21,978.

**EPC:**

Energy Performance Asset Rating - C

**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:**

February 2020

Subject to Contract

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