

**SHOPPING CENTRE PROPERTY / CLASS A1**

58-59 Fitzgerald Way Salford Shopping Centre, Salford

**Rent: On application****Area**

2,422 Sq ft / 225 Sq M

**TO  
LET****Viewing Strictly through the joint letting agents.****Barker Proudlove**

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**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 property is located on Fitzgerald Way with nearby occupiers including CEX, Argos, Home Bargains and Heron.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	2422	225.01

**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 £54,500.

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 £23,718.

**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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