

TO LET

OPEN PLAN RETAIL PREMISES
WITHIN WIDER SHOPPING PARADE
FROM 36.1 SQ M (389 SQ FT) TO 86.1 SQ M (927 SQ FT)

Lamb & Swift
Commercial Property

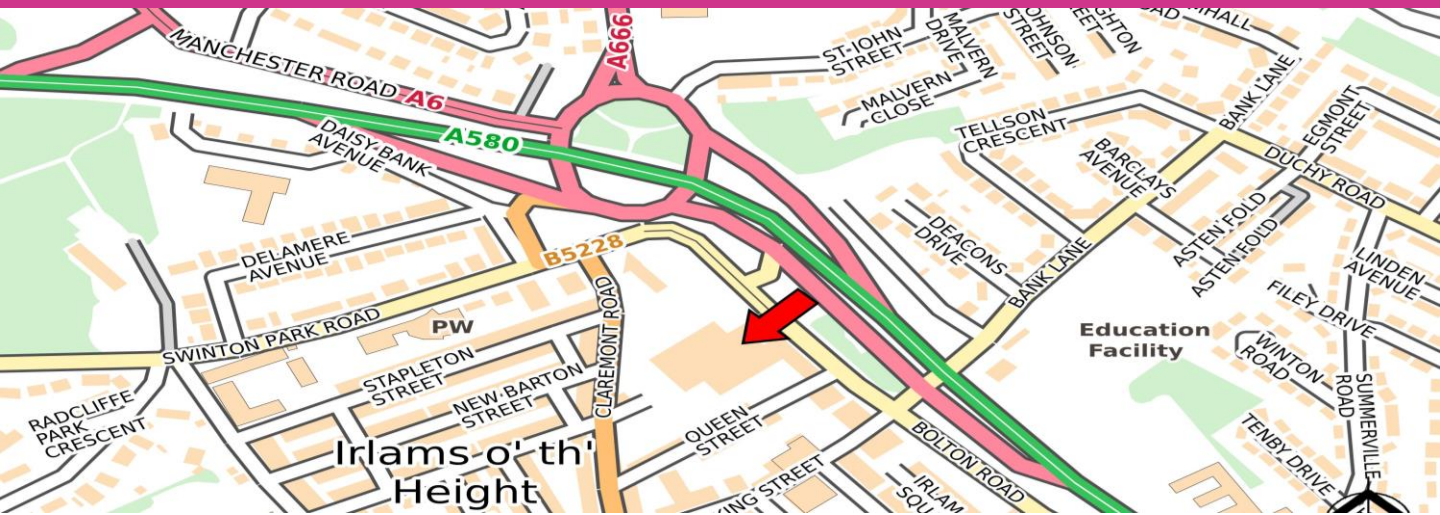
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IRLAM RETAIL UNITS
ALDI
389 BOLTON ROAD
IRLAM O'TH' HEIGHTS
M6 7NJ

From
£6,000
Per annum

- Attractive retail location
- Excellent access to the A6 and A580
- Abundance of short stay parking available
- Wide variety of occupants within the parade
- Public transport links within the immediate vicinity
- Viewings available April 2024



LOCATION

The subject property is situated to the North of Salford City Centre, within the *Irlams o' th' Height* district. Salford incorporates the towns of Eccles, Swinton, Pendlebury, Walkden and Irlam and has a population of approximately 220,000 people. It is a popular commuter location for Manchester City Centre. As such, Salford in general draws commercial operators ranging from national occupiers, to small local businesses occupying local parades and arterial roads.

The subject property is located on Bolton Road, which runs parallel to the A6 Broad Street connecting the A580 East Lancashire Road, to its West and Manchester city ring road, to its East. The immediate vicinity is predominantly residential in nature, however, Bolton Road itself contains a number of local commercial occupiers. Commercial occupiers typically serve the convenience retail needs of the local community.

DESCRIPTION

The subject properties comprise of open plan retail accommodation within a large parade of smaller retail units. The retail units neighbour the Anchor Tenant for the development (Aldi Food Stores).

Internally, the retail units consist of tiled floor coverings with suspended ceilings and benefit from inset LED lighting. The units have plaster painted walls throughout with large glazed aluminium framed display windows.

The units benefit from the provision of both internal and external security shutters.

WCs are to be installed.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

Description	SQ M	SQ FT
Unit 1	36.1	389
Unit 2	86.1	927

RENTAL

Unit 1 - £6,000 per annum

Unit 2 - £14,000 per annum

SERVICES

The mains services connected to the property to include water, single phase electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

BUSINESS RATES

Business Rates to be assessed, interested parties are to make their own enquiries.

The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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