

# FOR SALE/TO LET

## OFFICE

142.90 SQ M (1,537 SQ FT)

Lamb & Swift  
Commercial Property

01204 522 275 | lambandswift.com



**22 THE CRESCENT  
SALFORD  
MANCHESTER  
M5 4PF**

**FOR SALE:  
£475,000  
TO LET:  
£27,500 per annum**

- Three-storey plus basement, self-contained office
- Prominent position fronting A6 Crescent, close to University of Salford
- Parking in rear yard for up to 4 cars
- Forming the end of an attractive Edwardian terrace
- For Sale: £475,000  
To Let: £27,500 per annum
- Grade II Listed



### LOCATION

22 The Crescent is strategically located in Salford, on the south side of the A6, close to Manchester City Centre which is accessible by road, or rail from Salford Crescent Station, located 0.5 miles from the subject property.

The property is situated close to key landmarks such as the University of Salford and MediaCityUK, creating a dynamic environment ideal for businesses. Nearby amenities include a variety of dining, shopping, and leisure options at Salford Quays and the Lowry Outlet Mall. For a touch of greenery, Peel Park is within walking distance, offering a pleasant outdoor space. 22 The Crescent provides an ideal office location combining accessibility, proximity to major business hubs, and a vibrant local community.

### DESCRIPTION

The property comprises an attractive, Grade II listed, Edwardian end-terrace, arranged over three-stories plus a basement. The basement has been converted to provide storage and office rooms and has plastered walls and carpeted floors.

Internally the property provides seven rooms across the ground, first and second floor, with a kitchen to the ground floor and WC to each of the first and second floors. There is parking in a rear yard for up to 4 vehicles and additional pay and display car park at the rear.

### ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Ground Floor	52.40	564
First Floor	45.80	493
Second Floor	44.70	480
TOTAL	142.90	1,537
Basement	28.60	308

### FOR SALE

£475,000 – Freehold.

### LEASE TERMS & RENTAL

The rental is £27,500 per annum.

### SERVICES

The mains services connected to the property to include water, gas, 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

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £13,500 from 1st April 2023.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

Qualifying small businesses, may be eligible for a “Small Business” discount and should make enquiries with the Local Authority.

### 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.

Telephone: 01204 522275

Contact: Josh Morgan

Email: [jmorgan@lambandswift.com](mailto:jmorgan@lambandswift.com)

**Lamb & Swift Commercial**  
179 Chorley New Road  
Bolton  
BL1 4QZ



