

FOR SALE



Light Industrial Unit

96.4 sq. m (1,037sq ft)

Unit J3 Cassidy Court
Kansas Avenue
Salford
M50 2GL

- 0.5 miles north of Media City
- Langworthy Metrolink Station within close proximity
- Junction 3 of M602 motorway approx. 1 mile to the east

LOCATION

The property is located on Cassidy Court off Kansas Avenue in the Weaste area of Salford. Salford Quays and Media City are approx. ½ mile to the south. Junction 3 of the M602 motorway is approx. 1 mile to the east. Manchester City Centre is approx. 3 miles to the east. Langworthy Metrolink Station is within close proximity.

DESCRIPTION

Internally the unit provides a section workshop area with manual roller shutter access as well as a separate section of partitioned offices.

Externally the unit has an area of hardstanding that can accommodate circa no. 2 x cars and each loading bay is protected by crash barriers.

The property is connected to electricity and water supply.

ACCOMMODATION

As measured on a gross internal basis in accordance with the RICS Property Measurement 1st Edition, the areas are as follows:

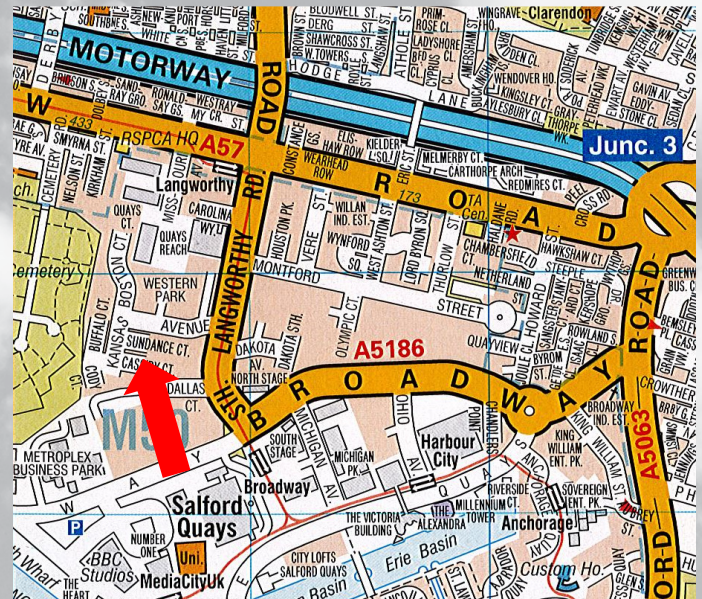
Total: 96.4 sq. m. (1,037 sq. ft.)

PURCHASE PRICE

Offers in the region of £85,000.

TENURE

We understand the property is held long leasehold for a term of 99 years from November 1985 (65 years remaining) with an annual ground rent of £1,474pa.



BUSINESS RATES

The property has a Rateable Value of £5,700. It is likely any occupier will benefit from complete exemption. All enquiries to be made directly with the local planning authority.

EPC

A copy of the EPC is available upon request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agent:

Sam Beckett
(Email: sam.beckett@wtgunson.co.uk)

Tel: 0161 833 9797

Date of Preparation: October 2019