

# To Let

1,356 sq ft (126 sq m)

Modern Retail Unit

# Matthews & Goodman

Property Advisers



## Unit 3 Poets Corner, Seaford Road, Salford, M6 6BA

### Description:

The property comprises a single storey retail unit extending to 1,356 sq ft (126 sq m) in a terrace of a four units forming part of the IQ Student Accommodation scheme containing 541 student flats in circa 90 flats. The unit is of cavity brickwork construction under a pitched concrete tile roof. Parking is available to the front of the unit within a large car park area. Good access is provided through a shared service yard to the rear. Adjoining occupiers on the development include Greggs, Subway and Spar.

### Location:

The unit is situated in a prominent location at the corner of Seaford Road and Gerald Road within the campus area of The University of Salford. The development is a five minute walk from the University campus. Salford City Centre is nearby and Manchester vibrant City Centre is just a 10 minute journey by car or public transport.

### Tenure:

The property is available by way of a new Full Repairing and Insuring Lease on terms to be agreed.

### Rent:

The quoting rent is £22,000 per annum.

### Rates:

The current Rateable Value for the unit is £10,500 therefore the Rates Payable are £5,092 for the year 2014/2015.

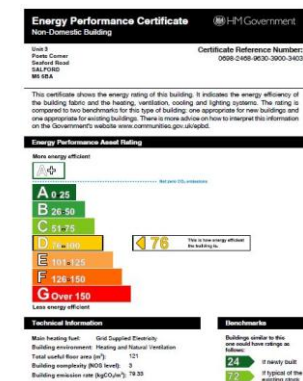
### Legal Costs:

Each party to be responsible for their own legal costs incurred in this transaction.

### VAT:

All prices quoted are exclusive of but may be liable to VAT at the prevailing rate.

### EPC:



Steve Brittle

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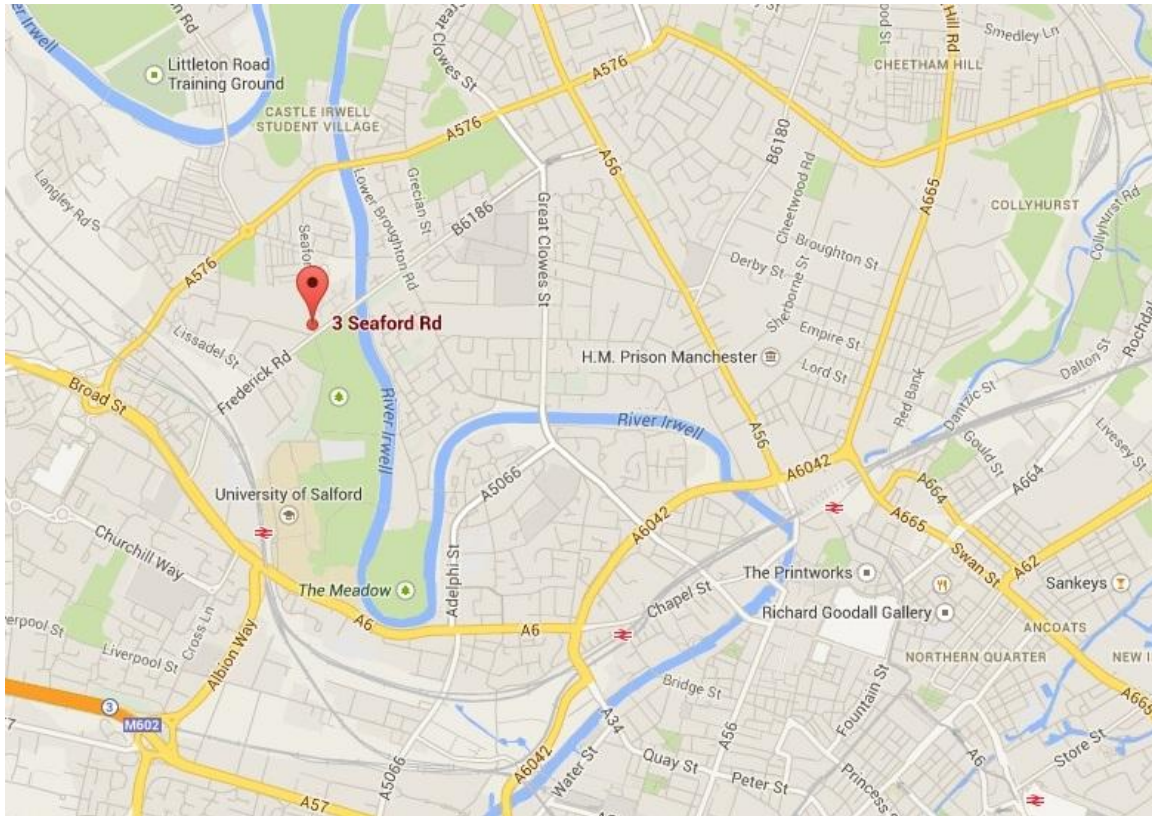
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## Viewing:

Strictly through appointment with Matthews & Goodman:-

Steve Brittle 0161 214 4665 or [sbrittle@matthews-goodman.co.uk](mailto:sbrittle@matthews-goodman.co.uk)



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