



KENDAL HOUSE | FREDERICK ROAD | SALFORD | M6 6NZ



376 - 3,138 sq ft (35 - 292 sq m) plus mezzanine storage to 1,185 sq ft (110 sq m)

PROMINENT ROAD FRONTED CAFÉ (A3), LOCK UP RETAIL AND COMMERCIAL UNITS

Adjacent to Salford University Campus

Positioned close to the junction of

Frederick Road with Chapel Street (A6)

Suit various alternative uses, subject to consents

TO LET

DESCRIPTION

The property is a detached single storey former warehouse/ industrial building which has been subdivided to accommodate a number of separate self-contained commercial/retail units which can be let individually or combined. There is also an area of eaves/mezzanine storage accommodation which can be subdivided.

Unit 1 has an established A3 café use and is partially fitted to with counter and preparation areas.

The building also has the benefit of on site loading and secure car parking which can potentially be let separately.

An internal viewing of the property is thoroughly recommended to appreciate the various opportunities.

LOCATION

The property occupies a very prominent position on Frederick Road close to its junction with the main A6 Chapel Street at Salford within the area of the Salford University Campus.

The area is an established mixed academic, commercial, industrial and residential locality and as such the property will be of interest to various potential occupiers.

Please refer to attached location map.

SERVICES

We understand that all mains services are available.

FLOOR AREA

It is estimated that the ground level floorspace in total extends to a gross internal floor area of 3,138 sq ft made up as follows:

| | | |
|--------------|--------------|--------------|
| Unit 1 | 675 | sq ft |
| Unit 2 | 568 | sq ft |
| Unit 3 | 646 | sq ft |
| Unit 4 | 376 | sq ft |
| Unit 5 | 483 | sq ft |
| Unit 6 | 390 | sq ft |
| Total | 3,138 | sq ft |

EPC

Available on request.

RATES

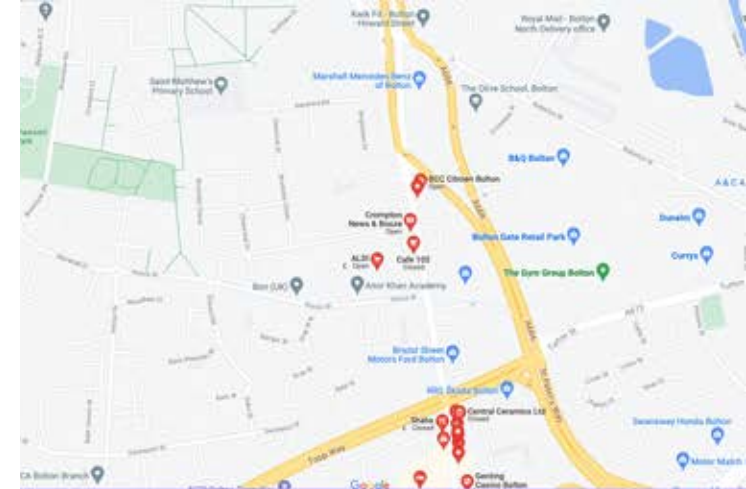
To be assessed on occupation

LEASE TERMS

The units are available To Let on new leases for a term to be agreed.

| | |
|----------|--------------|
| Rentals: | |
| Unit 1 | £1,200/month |
| Unit 2 | £1,000/month |
| Unit 3 | £1,000/month |
| Unit 4 | £1,000/month |
| Unit 5 | £650/month |
| Unit 6 | £1,000/month |

Car park and mezzanine sperate details on application.



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VIEWING

By prior appointment with the sole agents:
Houghton Warburton: 0161 839 0080.

