

TO LET

LOFTY INDUSTRIAL UNIT

5,176 SQ/FT PLUS YARD & PARKING.



RENT - £20,000 PA

**29 COBDEN STREET
SALFORD, M6 6WF**

**Rates Bill – (R.V. £12,000)
100% SMALL BUSINESS RATES
RELIEF IS AVAILABLE, MEANING
NO RATES PAYABLE FOR
QUALIFYING SMALL
BUSINESSES**

FRASERCOMMERCIAL

COMMERCIAL PROPERTY SPECIALISTS

LOCATION

The property is located on the southern side of Cobden Street at the junction with Harding Street in the Pendleton area of Salford. Transport links are to a good standard having the East Lancs Road and M602 motorway just a short drive away. Plus bus stops and train stations just a short walk away.

DESCRIPTION

The property comprises a ground floor industrial unit with shared yard and parking area. The unit has two large loading bay doors creating drive in access.

The first floor is owner occupied and is completely independent having its own meters and entrance making the each area independent.

The warehouse is mainly open plan, has 5.31 meter eaves and 3 phase electricity.

ACCOMMODATION

Ground Floor 5,176 sq/ft
WC (Not measured)

TOTAL 5.176 sq/ft

TERMS

The property is available by way of a new effectively fully repairing and insuring lease for a term of years to be agreed at a rental of £20,000 per annum payable monthly in advance.

The lease is to be contracted outside the security of The Landlord and Tenant Act.

BUSINESS RATES

The property is assessed for rating purposes at RV £12,000. 100% small business rates relief is available for qualifying businesses. Please contact Salford Council Business Rates Team for further info.



EPC

Certificate on order. Available in due course

VAT

All prices, rents and outgoings are exclusive of but may be liable to VAT at the prevailing rate.

VIEWING

Strictly by prior appointment with the agent –

Simon Fraser MRICS



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