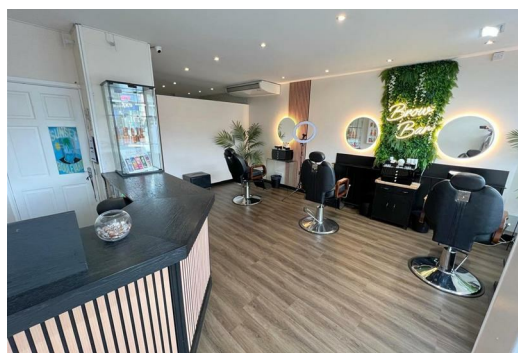
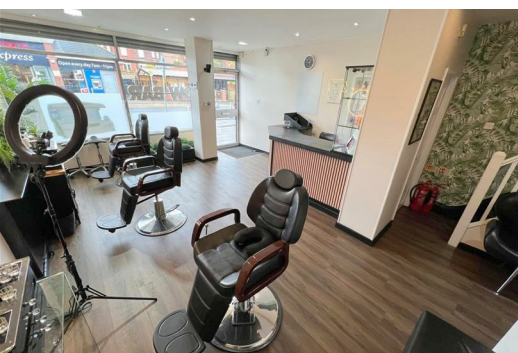




**181 Monton Road, Salford
M30 9PN**

£2,500 Per Calendar Month

Hyde Estates present this high street retail unit located in the heart of Monton, fronting Monton Road. Arranged over three floors, this mid-terrace building offers an excellent opportunity and is suitable for variety of uses. The unit spans approximately 1001 SQ FT / 93 SQ M.



Hyde Estates presents this immaculate retail unit arranged over three floors. Located on this prestigious high street in the heart of Monton. The unit formerly trading as a tanning salon is accessed via a glazed shop front and features a retail area with inset spot lighting, laminate flooring and air conditioning. Presently there's a reception area, three treatment chairs and treatment room to the front. To the rear is a kitchen, WC, and security door allowing access to a generous enclosed rear yard. The first floor comprises of a further four treatment rooms with laminate flooring, suspended ceiling, with inset lighting, one air conditioning unit, and a WC. The lower ground floor benefits three rooms. Further features include a security alarm, together with a fob operated electric security shutters to the shop front.

Note – many of the treatment rooms are built within stud walls, it's a possibility these walls can be removed to allow for re modelling to open the ground and first floor should the ingoing tenant wish to do so. Subject to landlords' approval.

Utilities – mains connected three phase electrics. There is a gas mains pipe into the lower ground floor of the property, currently unmetered and unused. Should the ingoing tenant require gas this will require reinstatement by the ingoing tenant.

The surrounding area boasts a vibrant commercial environment, with a diverse mix of independent retail, dining, nightlife, and leisure establishments, alongside prominent businesses such as Tesco Express and NatWest.

Location - the unit is ideally situated on an established parade of shops on Monton Road directly opposite Tesco Express, offering convenient access to the M602 and M60 motorway.

Accommodation- approximately 1001 SQ FT / 93 SQ M.

Terms of lease- by negotiation

VAT - we understand the property is not liable for VAT

Usage – shop and premises

Business rates - Business rates – The property is described as " shop and premises" with a current rateable value of £14,000 per annum. This is the rateable value for the property, it is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill. For further information please contact Salford Council's Business Rates Department on 0161 793 2500.

Legal costs - Each party to bear their own legal costs.

EPC - B

Viewings - Hyde Estate & Letting Agents 0161-773 4583



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(37-47) F			(37-47) F		
(1-36) G			(1-36) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

1 St. Margarets Road, Prestwich, Manchester, M25 2QB