



**478 Great Cheetham Street East, Salford  
M7 4TW**

**£1,050 Per Calendar Month**

Hyde Estates presents this renovated 775 SQ FT shop with a bright retail area, new shop front, office, kitchen, and lower ground floor. Secure and modern with low-energy lighting, it sits on a thriving Salford high street.



## Description

This renovated unit features a bright, open plan retail area with a new glazed shopfront that invites ample natural light, complemented by uPVC double glazing to all windows for enhanced insulation. The ground floor has been recently painted white for a clean, modern aesthetic which includes a rear office and storeroom, a separate contemporary kitchen, and a WC, all fitted with new low energy lighting that extends into a spacious lower ground storage area. For added security, the property is equipped with front electric shutters and a push-bar fire door leading to an enclosed rear yard. Situated in a popular residential area, the unit benefits from a thriving high street populated by a diverse range of successful independent businesses.

Approx gross internal area: 72 SQ M (775 SQ FT)

Retail area: 24'10 x 12'2"

Lower ground: 15'10 x 14'11"

Location: Situated on Great Cheetham Street East a continuation of the A6010. Great Cheetham Street East runs parallel to Leicester Road A5776. Conveniently located to Manchester City Centre and Bus routes.

Usage: E

Business rates: The property is described as "shop and premises" with a current rateable value of £5,900 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: All viewings by appointment through Hyde Estate & Letting Agents.

Note: Although these details are believed to be correct, they are not guaranteed. Sizes given are approximate dimensions.



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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