



**329 Great Cheetham Street East, Salford
M7 4BP**

£1,250 Per Calendar Month

Hyde Estates present this renovated ground and lower ground floor, shop and premises in Salford, fronting Great Cheetham Street East. The approx gross internal area is 57 SQ M (614 SQ FT).



Description

The unit compromises of an open plan retail area with new aluminium shop front and door, low energy lighting and electric wall mounted heating. There are two further generous rooms to the rear of the unit, one of which accommodates a kitchen area with working surface, sink unit and electric water heater. Further features include, WC, UPVC back door together with storage area, basement access and electric security shutters.

The surrounding area is a mix of residential and commercial including a multitude of independent businesses.

Approx gross internal area: 57 SQ M (614 SQ FT).

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

Usage: Shop and premises.

Business rates: The property is described as " shop and premises " with a current rateable value of £4,450 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: E

Viewings: Strictly by prior 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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

