

TO LET

Retail Unit
1,377 sq.ft
(127.9 sq.m)

SKIN LUXE

SKIN

LASER HAIR REMOVAL

HELPING YOU FEEL MORE CONFIDENT IN YOUR SKIN

- LASER HAIR REMOVAL
- ADVANCED FACIALS
- ANTI-WRINKLE INJECTIONS
- DERMAL FILLER AESTHETICS
- DEPIGMENTATION PEEL
- FAT DISSOLVING

A professional eliminate or reduce while unifying the

DE-PIGMENTATION THAN

SUBJECT TO VP

M UNIT 6

Radclyffe Park
Phoebe Street, Salford
Manchester M5 3PH

Nearby occupiers include:

GREGGS

BETFRED

Morrisons Daily

RADCLYFFE PARK

UNIT 6

LOCATION

The property is located approximately 2 miles from Manchester city centre and less than a mile from MediaCity UK. Radclyffe Park retail parade fronts Phoebe Street, just off the A5063 Trafford Road and close to the M602 motorway providing easy access to/from the surrounding area and wider region.

DESCRIPTION

Radclyffe Park is a prominent roadside location with 12 retail units. At the back of the units, you have a Travelodge hotel for travellers visiting the area. Parking is provided by way of a 350 space shared car park to the rear of the parade.

UNIT SIZE

Ground floor area: 1,377 sq.ft (127.9 sq.m).

RENT

Offers in excess of £35,000 per annum exclusive of VAT, business rates, service charge and buildings insurance.

BUSINESS RATES

Rateable Value: TBC

SERVICES

Electricity and water services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £3,029.32 + VAT.

Insurance: £900.61 + VAT.

EPC

A copy of the EPC will be made available as required.

PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

All figures are quoted exclusive of VAT.



12

Retail Units On-Site



12,471 sq.ft

Total Area



What Three Words
gained.minute.shells

RADCLYFFE PARK

SITE PLAN



Rakesh Joshi

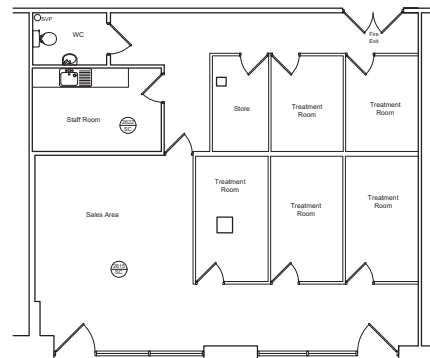
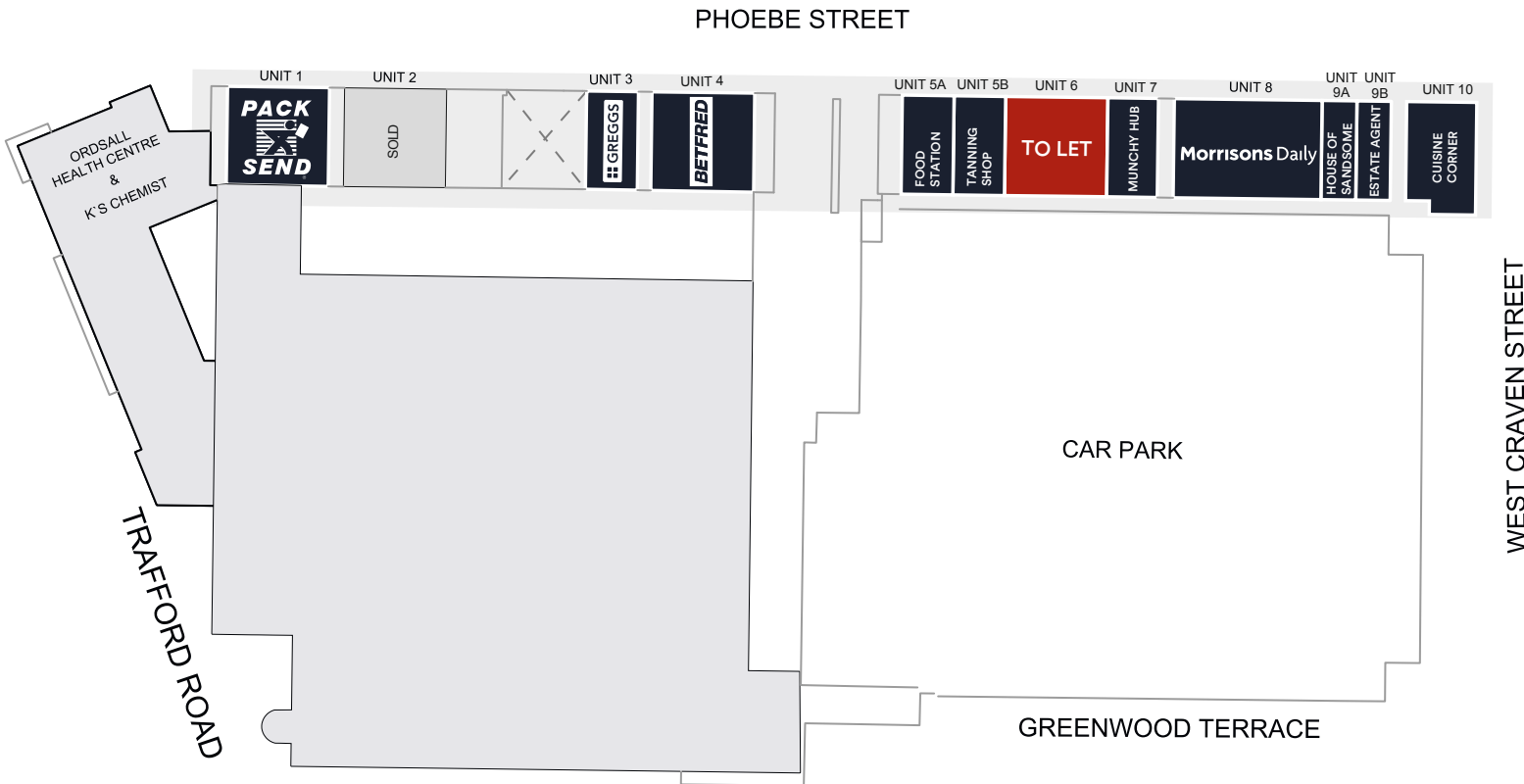
01384 400123
07741 385 322
R.Joshi@lcpproperties.co.uk

Viewing
Strictly via prior appointment
with the appointed agent:

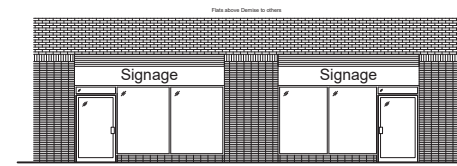


Richard Webster

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Floor Plan



Front Elevation

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