

# TO LET

Retail Unit

1,377 sq.ft

(127.9 sq.m)



## SUBJECT TO VACANT POSSESSION

**M** UNIT 6

Radclyffe Park  
Phoebe Street, Salford  
Manchester M5 3PH

Nearby occupiers include:

**GREGGS**

**BETFRED**

**Morrisons Daily**

### LOCATION

Radclyffe Park is located approximately 2 miles from Manchester city centre and less than a mile from Media City UK, a premier waterfront destination and major international hub for creative, tech, and digital businesses. The Lowry, one of the UK's leading arts hubs located on the vibrant Salford Quays waterfront is also less than a mile away. The 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

The parade comprises 12 retail units in a prominent roadside location with national occupiers including Morrisons Daily, Greggs & Bet Fred alongside independents including Onlytans (sunbed salon), Re/Max Estate Agents, House of Handsome (barbers), Munchy Hub (coffee shop/bakers) and Food Station (takeaway). There is on-street parking to the front and additional parking is available to the rear.

### UNIT SIZE

The subject property comprises a double fronted retail unit having an area of approximately 1,377 sq ft (127.9 sq m) on ground floor only.

### RENT

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

### BUSINESS RATES

Rateable Value: £21,250. Interested parties should verify the rateable value and actual rates payable for themselves by making their own enquiries to the business rates department of the Local Authority.

### 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 ingoing 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



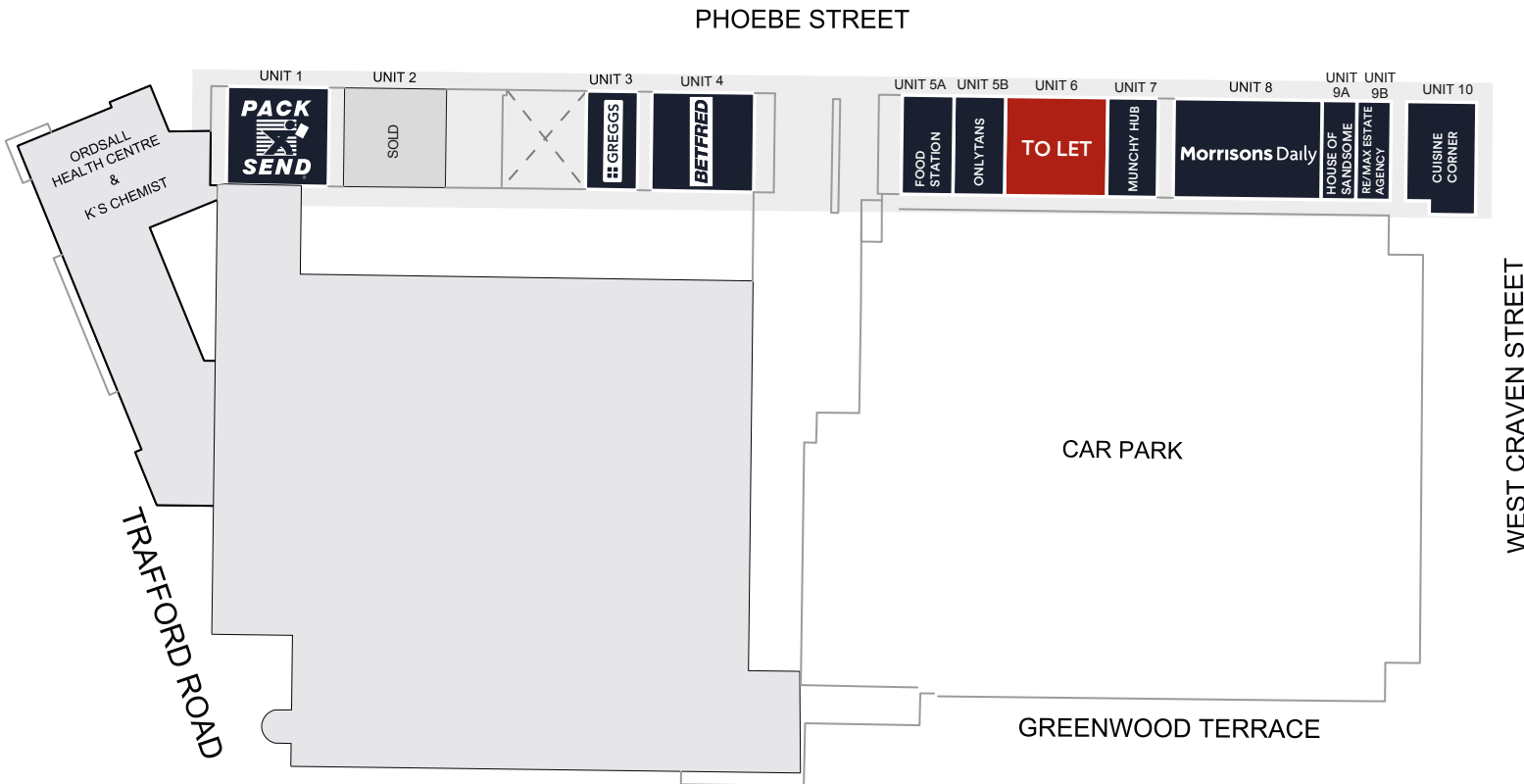
What Three Words  
gained.minute.shells

# RADCLYFFE PARK

# SITE PLAN



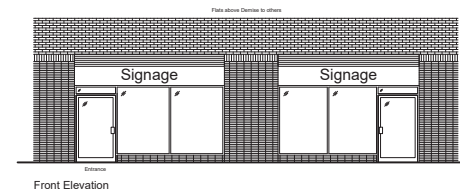
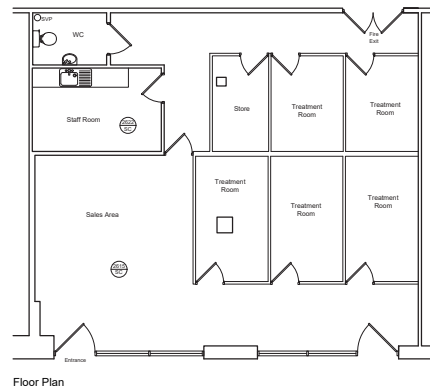
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**Viewing**  
 Strictly via prior appointment  
 with the appointed agent:



**Richard Webster**  
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