

FOR SALE



MODERN GROUND FLOOR COMMERCIAL UNIT

Approx 88m² (947 sq ft)

Ground Floor
Unit 4 Abito
85 Greengate
Salford
M3 7NA

- Passing rent £13,000pa which equates to a gross yield of 7.88%
- Situated within a prime redevelopment area
- A short walk to Manchester City Centre
- Close proximity to Manchester Victoria and Salford Central Railway Stations

0161 833 9797 www.wtgunson.co.uk

LOCATION

Abito forms part of Ask Development and Network Rail's Embankment Scheme where £365m is being invested to produce a 1.1m sq ft mixed use development project. Much of the redevelopment has been completed or is underway with new developments and amenities either available or due to be soon.

The property is located on the south side of Greengate in Salford and is well situated for access to Trinity Way (A6042) via Blackfriars Road. Trinity Way forms part of Manchester City Centre's Inner Ring Road and provides easy access to all main arterial routes leading out of Manchester. The property is within easy walking distance of all City Centre shops, restaurants, bars, and transport links.

Both Salford Central Railway Station and Manchester Victoria are within walking distance from the property.

DESCRIPTION

The property comprises a modern ground floor commercial unit within an attractive, modern multi-storey apartment block. Internally, the accommodation is arranged over ground and a small first floor area. The unit has a full height aluminium framed glazed frontage and is protected by internal roller shutters.

ACCOMMODATION

As measured on a net internal basis in accordance with the RICS Property Measurement 1st Edition, the area of the unit is as follows:- **88m² (947 sq ft)**

OCCUPATIONAL LEASE

The property is currently let to Hammond Trotter Solicitors on a 5-year-lease from 22nd January 2023 at a passing rent of £13,000 per annum. There is a Tenant only Break Clause on the 2nd anniversary. Hammond Trotter Solicitors have been established since 2011 and have an Experian credit rating of 89 (Low Risk).

ASKING PRICE

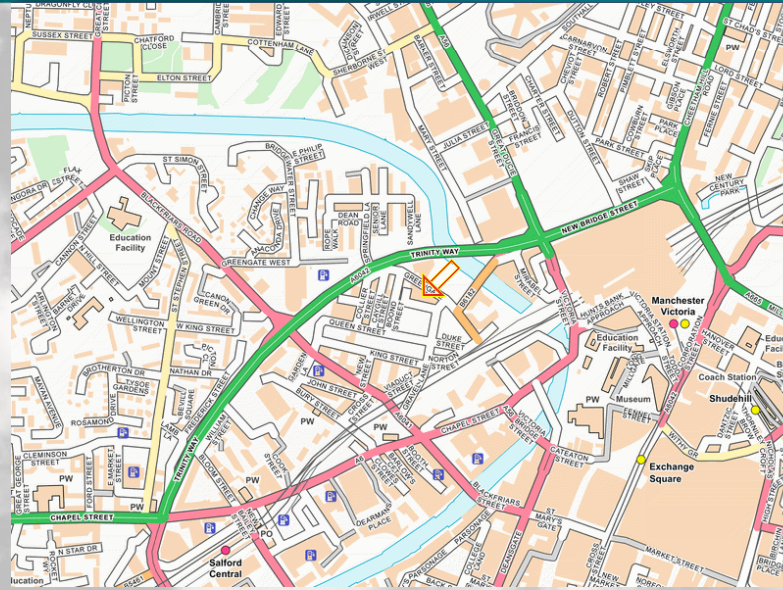
Offers in the region of **£165,000**. This represents a 7.88% gross yield.

TENURE

The property is held Long Leasehold for a term of 150 years from July 2007 (134 years unexpired).

BUSINESS RATES

The property has a rateable value of £7,800.



SERVICE CHARGE/BUILDINGS INSURANCE

A service charge is payable for the upkeep of the common areas of the building. We understand that this runs at £914.20 per annum. Building insurance is apportioned to each unit within the development. The current contribution for this property is £644.92 per annum. Both Service Charge and Buildings Insurance are recharged to the Tenant.

GROUND RENT

The current ground rent is £50 per annum. This is payable by the Leaseholder and not recharged.

EPC

A copy of the EPC is available on request.

VAT

We understand that VAT is applicable.

VIEWING

By appointment with the sole agent:

W T Gunson for the attention of:

Neale Sayle
(email: neale.sayle@wtgunson.co.uk)

Matt Styles
(email: matthew.styles@wtgunson.co.uk)

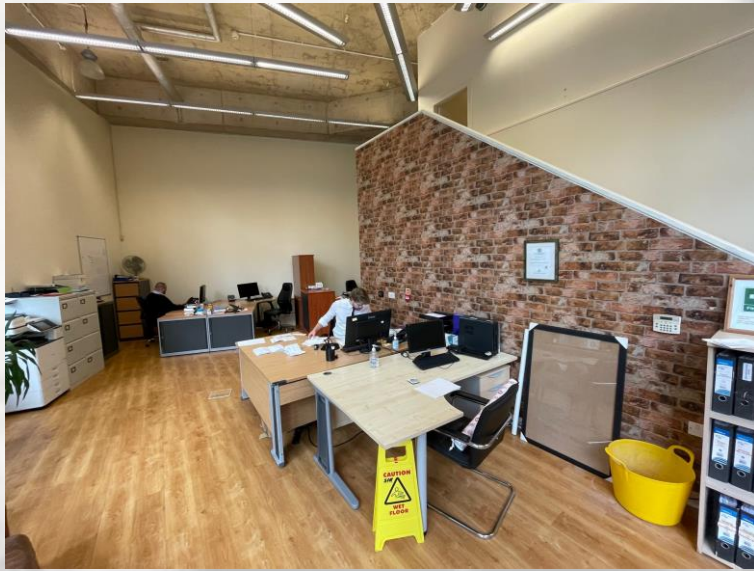
Tel: 0161 833 9797

Date of Preparation: August 2023 (Amended Nov 2023)



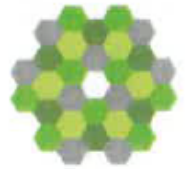
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HM Land Registry
Official copy of
title plan

Title number **MAN89347**
Ordnance Survey map reference **SJ8399SE**
Scale **1:1250**
Administrative area **Greater Manchester :**
Salford



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