



**COMMERCIAL WAREHOUSE WITH UPPER FLOOR WITH 4,300 SQ FT OVER BOTH FLOORS (2,917 GROUND FLOOR), MAX HEIGHT OF 5.86M WITH SHUTTER AT 4.2M HIGH**

## **41 Bute Street**

Salford, M50 1DU

Distribution Warehouse,  
Industrial

# **FOR SALE**

**4,296 sq ft**

(399.11 sq m)

- INDUSTRIAL UNIT WITH APPROX 4,296 SQ FT OVER TWO FLOORS
- 2,917 SQ FT GROUND & 1,379 UPPER
- MAX HEIGHT OF 5.86M
- SHUTTER 4M WIDE 4.2M HIGH

# 41 Bute Street, Salford, M50 1DU

## Summary

Available Size	4,296 sq ft
Price	£450,000.00
Rates Payable	£2.13 per sq ft
Rateable Value	£18,300
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable
Estate Charge	N/A
EPC Rating	D (84)

## Description

A great opportunity for an owner occupier or buy to let landlord to secure this industrial unit in Salford. There is a video tour available on the advert as well as the floor plan.

The property has approx. 4,296 sq ft of floor space, with 2,917 sq ft on the ground floor. The property would be ideal for a variety of uses and has been used for distribution. It comprises:

Ground Floor:

Large warehouse space with roller shutter door which is 4m wide and 4.2m high. The maximum height is 5.86m

Reception with external double doors.

Kitchen

W.C.

First Floor

Mezzanine level

Three offices

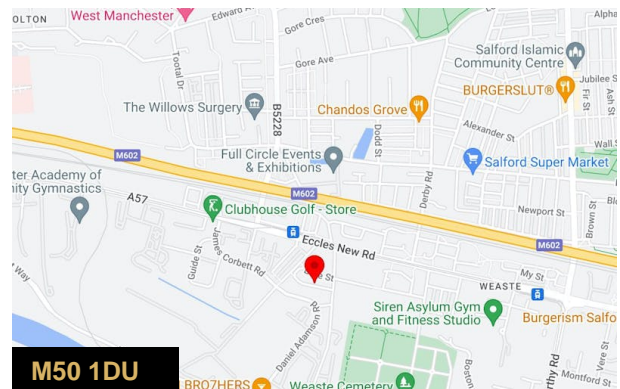
External

Double gates to the yard area.

The business rates are in total £18,300 (relief will apply) and it is split in to two parts, with £14,750 being for the warehouse space and £3,550 for the office space.

The property is Freehold with a n EPC of D 84.

The property is located in Salford and is well placed for motorway links and Manchester City centre.



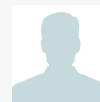
## Viewing & Further Information



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