



# TO LET

## SHOWROOM AND OFFICE PREMISE

From 911 to 3,401 Sq ft



**311 Bury New Road**

Salford

Manchester

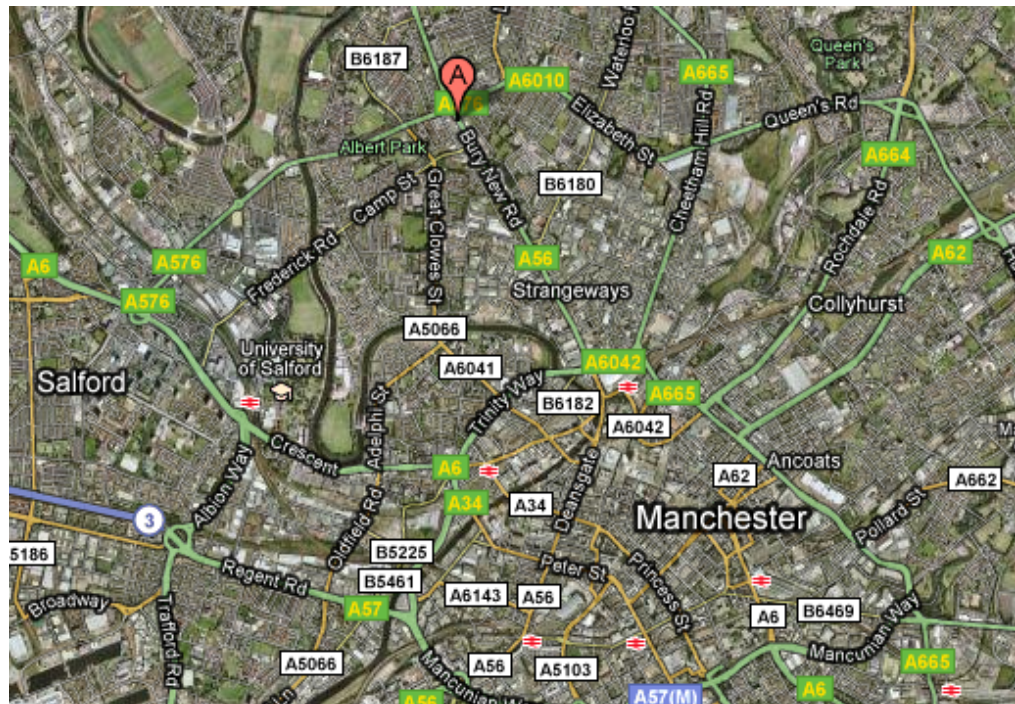
M7 2YN

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Beesleys Chartered Surveyors, Rossetti Place 6 Lower Byrom Street Manchester M3 4AP Tel: 0161 839 2444 Fax: 0161 839 2737

## LOCATION

The premises are prominently located on *Bury New Road*, approximately 100 metres south of its junction with *Great Cheetham Street East (A576)* and close to *McDonalds* drive-through and takeaway. The building is circa 1 mile north of *Manchester city centre*.



311 Bury New Road, Salford, Manchester, M7 2YN

## DESCRIPTION

The building comprises a mid terrace unit of traditional brick construction under a pitched tiled roof. This is split by studio/office accommodation at ground floor level with office accommodation above at both first and second floor levels.

The units are ready for occupation with carpets throughout and suspended ceilings incorporating fluorescent strip lighting.

Ample car parking is provided to the rear of the property in a securely gated area.



## ACCOMMODATION

	LET	LET
Ground Floor		
First Floor	175.00 m <sup>2</sup>	1,157.00 ft <sup>2</sup>
Second Floor	84.63 m <sup>2</sup>	911.00 ft <sup>2</sup>

## TERMS

The accommodation is available to let on an individual floor basis or as a whole and further details can be obtained from this office.

## RATING INFORMATION

	Rateable Value
First Floor, <i>311 Bury New Road, Salford</i>	£8,000
Second Floor, <i>311A Bury New Road, Salford</i>	£4,550

*Please note that the standard multiplier for the period April 2011/2012 is 43.3p and for small businesses the multiplier is 42.6p.*

## VAT

All prices quoted are exclusive of and may be liable to VAT.

## VIEWING

Strictly by appointment with the joint agents:  
Beesleys Chartered Surveyors  
Tel: 0161 839 2444

Or  
Atlas One  
Tel: 0161 477 6002