

Salford Quays

Fitted Café Opportunity

Anchorage Two, Salford Quays, M50 3XE

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Location and Description

The Anchorage is situated within the heart of Salford Quays, just 2 miles west of Manchester City Centre. Salford Quays forms one of the largest office markets within the wider Greater Manchester region.

The property occupies a stunning waterside setting at the eastern end of Erie Basin. The surrounding area comprises a mix of office, leisure and high quality residential accommodation. There is wide range of amenities within walking distance at the neighbouring MediaCityUK and Quayside Outlet Mall at the western end of Dock 9.

The premises comprise a ground floor retail unit towards the rear of the main office reception of the building and are accessed from within the ground floor of the building. The unit has an additional entrance and frontage onto the rear of the building which links into the wider Salford Quays mixed use development. There is also space for additional outside seating.

The premises are arranged over ground floor only and are offered as a fully fitted coffee shop / café unit.

Lease Details and Rent

Rent: £10,000 per annum

A service charge of £7,500 per annum is payable in addition to the rent.

Accommodation

The premises comprise the approximate following floor area:

FLOOR AREA	SQ FT	SQ M
Ground floor	1,173 sq ft	105.6 sq m

Business Rates

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

VAT and Costs

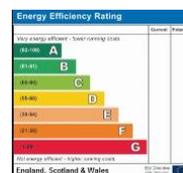
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

EPC

A full copy of the EPC is available upon request.



Virtual Tour:

<https://youtu.be/j7DWZWheJSQ>

All Enquiries

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Cafe Retail Unit Available

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January 2022. Subject to Contract.

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