

SALFORD

Unit A, Two New Bailey, M3 5JL

RETAIL / LEISURE UNIT TO LET

**LYONS
THOMPSON
LETTS**
PROPERTY CONSULTANTS



Location and Description

The premises are located at Two New Bailey, a mixed use development comprising Grade A offices, retail and leisure uses. New Bailey sits adjacent to Spinningfields and just a short walk into Manchester city centre. New Bailey is located to all local transport systems and adjacent to the newly refurbished Salford Central Train Station and a new 615 space car park.

The premises are adjacent to **Sainsburys**. Other Occupiers in close proximity include **Shiruku restaurant**, **Menagerie**, **Café Nero** and a host of other bars and restaurants.

Lease Details and Rent

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

A service charge is payable, further information on request.

Rent - £49,500 pax

Virtual Tour

https://youtu.be/E6qwCy_wisw

Accommodation

The premises comprise ground floor only and has the following approximate gross internal floor areas:

FLOOR AREA	SQ FT	SQ M
Ground Floor	1,690	157

Business Rates

Rateable Value (2023) – **To Be Assessed**

Interested parties are advised to make their own enquiries with the Local Authority.

VAT and Costs

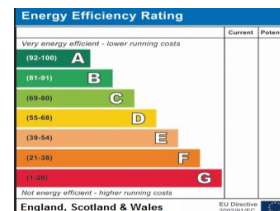
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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 from the agents.



All Enquiries

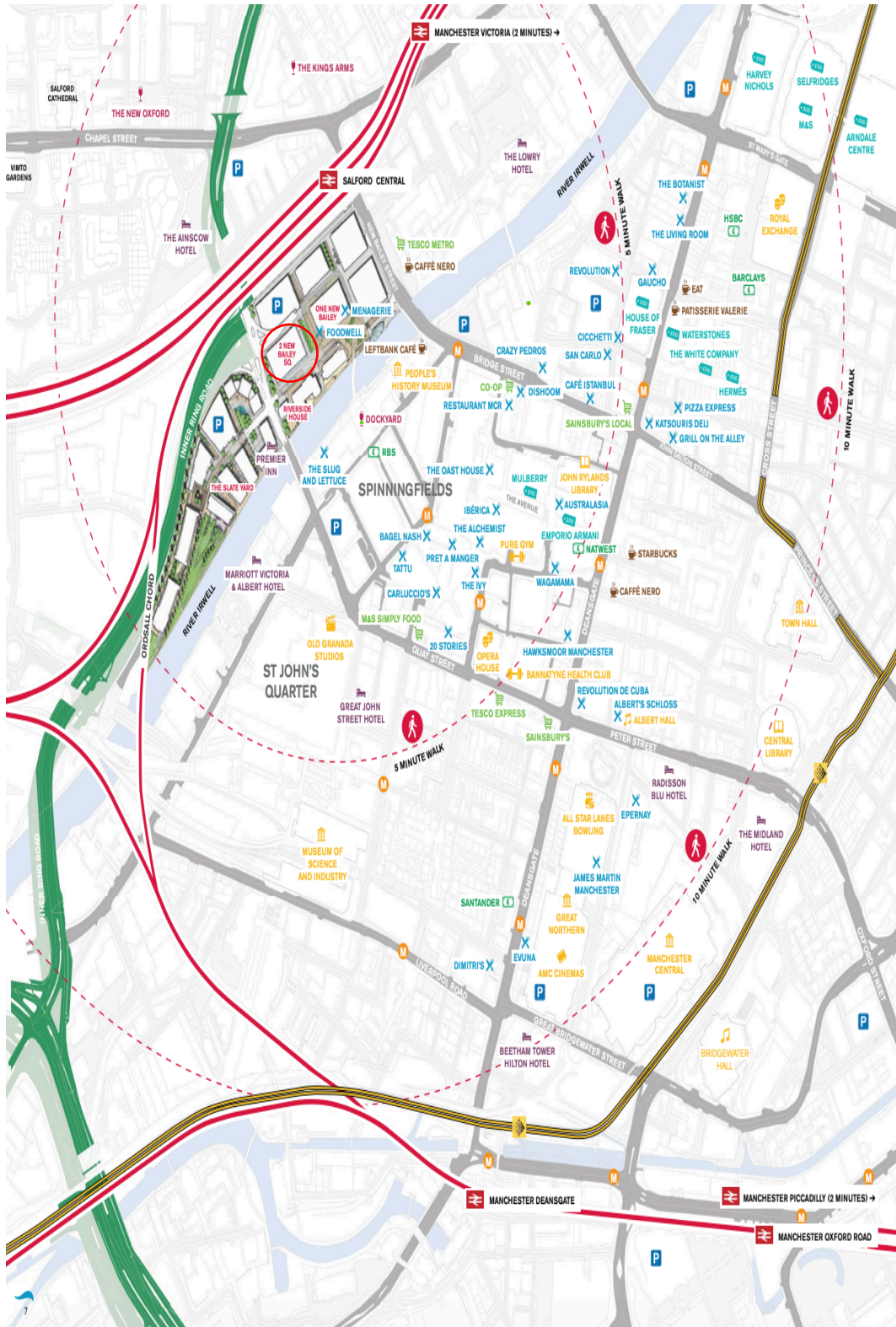
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Joint Agents –
King Street Commercial
0161 850 7788

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CONNECTED

Commuting to One New Bailey couldn't be easier. The recently expanded Metrolink tram network now serves 7 of Greater Manchester's 10 boroughs and is just an 8 minute walk or a short free Metrolink bus ride from the development.

One New Bailey is also adjacent to Salford Central Station. Access for commuters is to be further improved by the Metrolink Second City Crossing as well as the completion of the Ordsall Chord rail link, connecting Manchester's Piccadilly and Victoria train stations.

With the city's inner ring road opposite the site, One New Bailey is also highly accessible via road.

April 2025. Subject to Contract.

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