

17 The Crescent

Salford, M5 4PF



TO LET

1,044 SQ FT
(96.99 SQ M)

£22,500 PER ANNUM

Coffee shop opportunity

- Prominent position on The Crescent, overlooking the River Irwell
- Excellent connectivity to Manchester city centre and Salford
- Salford University a short walk away

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Summary

Available Size	1,044 sq ft
Rent	£22,500 per annum
Business Rates	Rates have not yet been assessed.
Service Charge	Service charge is payable further info available upon request
EPC Rating	Upon enquiry

Description

Please note: The unit images are Computer Generated Image (CGI) and are for illustrative purposes only. It does not represent the current state of the property.

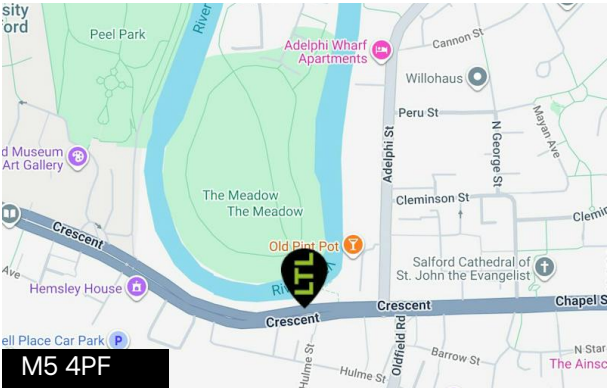
The premises comprise part of the ground floor of a recently acquired listed building, which is currently undergoing renovation to provide shared office accommodation throughout. The unit sits at the entrance of the building and will be available for occupation November 2026.

Location

The property occupies a strong position on The Crescent, overlooking the River Irwell and benefiting from excellent frontage onto the A6. The unit located near prime bus routes and railway links (Salford Crescent & Salford Central) for seamless connectivity across the region and Manchester city centre approximately one mile away, and a range of local amenities close by.

Video

● Video Coming Soon -



Viewing & Further Information



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