

SALFORD TO LET

Unit 3, Vimto Gardens, M3 5JF

**LYONS
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PROPERTY CONSULTANTS



Location and Description

The premises form part of Vimto Gardens, a residential development comprising 83 apartments and 14 townhouses. Adjacent to the development is Greenhaus homes a residential passivahaus scheme and Atelier residential scheme that provides a further 167 apartments and 14 townhouses.

The premises are situated adjacent to Vero Moderna Italian deli/bar and Thornley Groves Estate Agents. Other occupiers in close proximity include Co-op, Porta Wine & Tapas Bar, Procaffeinated, Re:Sculpt, M3 Perform, La Fugassa, and 414 Barbershop amongst others.

Lease Details and Rent

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

Rent: £32,000 per annum

Service Charge and Insurance

A service charge is payable. Further information on request.

Video

<https://youtu.be/zJlxZXAHiq0>

Accommodation

The accommodation comprises the following areas:

NAME	SQ FT	SQ M
Ground	1,270	117.99

Business Rates

Rateable Value: £15,500

Rates Payable: Based on 2023 valuation

VAT

Applicable

EPC

A full copy of the EPC is available upon request

Money Laundering Regulations

In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

All Enquiries

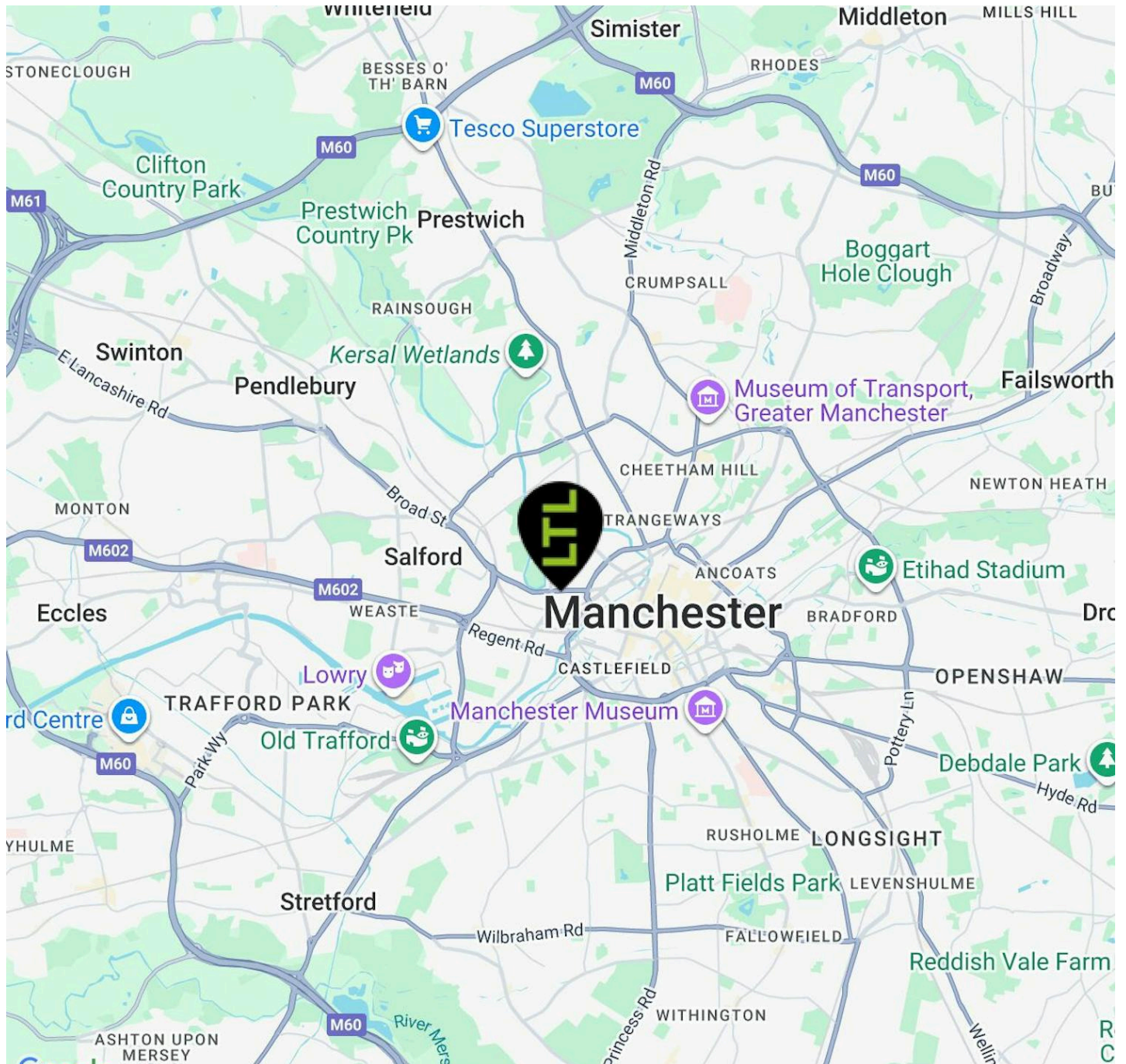
Elliott Gagan
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