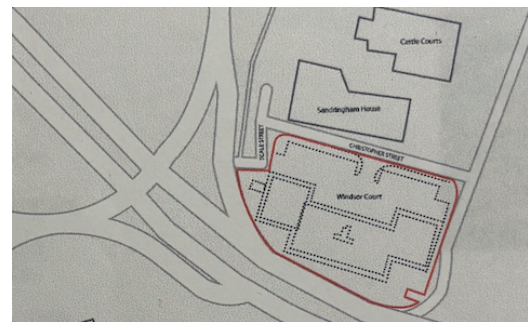


# TO LET

## Windsor Court, Christopher Street, Salford M5 4PT

### Storage Yard / Trade / Car Sales Site



## Prominent Exciting Land Opportunity

- Land Available For Short Or Medium Term Rental
- Mainly Rectangular Site Fronting Onto Regent Road
- May Be Used For Various Uses – Storage / Car Sales / Trade Counter
- Cleared Site With Electric And Water



**JONATHAN  
OWEN**

REAL ESTATE CONSULTANTS



**LOCATION**

The property is located approximately 1km west of Manchester City Centre and accessed via Christopher Street. The land fronts onto Regent Road (A57) which is a major gateway into the City Centre and is close to Junction 3 of the M602 leading to the national motorway network. It is approximately 10 minutes drive, or 18 minutes' tram ride from Media City.

Nearby occupants are Manchester Private Hospital, Shurgard Self- Storage, Topps Tiles, Screwfix, Stowell Technical Park, and a number of apartment buildings including Sandringham House, Southwood House and Northwood House

**DESCRIPTION**

The site sits on approximately 0.8 acres on a cleared site beneficial for storage purposes of a number of uses. Further details information available from the sole agent.

**RENTAL**

Seeking offers at

**£75,000 per annum**

On a short or medium term lease to be agreed.

**SERVICES**

We understand that mains services are available to the property including, electricity, mains water and drainage.

**RATEABLE VALUE**

To be assessed.

**PLANNING**

Subject to confirmation.

**VAT**

VAT will be applicable and payable for this letting.

**LEGAL COSTS**

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

**VIEWING**

Strictly by appointment via the sole agents:

**JO Real Estate Ltd**  
**0151 319 2424**  
**07702 131 701**  
**Contact : Jonathan Owen**

**AGENT'S NOTE**

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

**CALL OR EMAIL TO  
DISCUSS YOUR PROPERTY  
REQUIREMENTS IN  
FURTHER DETAIL**

**JONATHAN OWEN (BSc Hons MRICS)**  
**CHARTERED SURVEYOR**

07702 131 701 / 0151 319 2424  
jonathan@jorealestate.co.uk

Jonathan Owen for themselves and for the vendors or lessors of the property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract; (ii) they are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must only satisfy themselves as to the correctness of each of them; (iii) no person in the employment of JO Real Estate Ltd has any authority to make or give any representation or warranty in relation to the property (iv) all plans, maps and photographs are for identification purposes only and do not form any part of a contract.