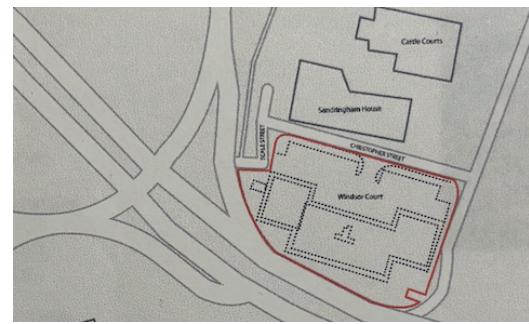


TO LET

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**

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