

Retail in M7

Leicester Road, Salford, Greater Manchester, M7 4AR

£260,000 Starting Bid

Tenure

Freehold

Property features

- Well connected location
- Excellent growth potential
- Three office suites
- Partially tenanted, scope to increase rental returns

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

For sale via auction - fees, terms and conditions apply.

Partially Tenanted Commercial Investment

An excellent opportunity to acquire a partially let, commercial property offering immediate rental income and a strong, consistent return. This hands-off investment is ideal for buyers looking to secure a low-maintenance asset in a desirable and well-connected location.

The property comprises a generously sized ground floor retail unit, currently occupied by a tenant, along with three office suites on the first floor-two located at the front and one at the rear. When all units are fully tenanted, the property provides a stable monthly rental income of £1,762.80, which equates to approximately £21,153.60 annually providing a strong, consistent yield. Currently the rent for ground floor is £850 monthly and for 1st floor rear is £290, two offices on the first floor are vacant giving scope to increase rental returns.

Location, Location, Location:

Strategically positioned on a main road in a vibrant residential area, the property enjoys excellent visibility and continuous foot traffic throughout the day. With loads of people passing by-residents, commuters, and shoppers alike-this bustling setting ensures strong tenant demand and long-term occupancy.

Unmatched Convenience:

The property is ideally located within walking distance of local shops, amenities, and transport links, making it easily accessible for both tenants and their customers or clients. Its proximity to bus routes and key road networks adds to its attractiveness as a commercial hub.

The building offers a practical and well-utilised layout that suits a range of commercial uses. Its location and layout ensure continued interest from a variety of businesses and professionals enhancing both its appeal to tenants and long-term investment value. The property has previously been classified with residential use, giving the opportunity to convert back subject to the necessary permissions.

A great opportunity to purchase an income-generating property in a prime, high-footfall location with excellent growth potential.

Enquire today for further details or to arrange a viewing.

Please note we have not inspected this property.

Price: Starting Bid £260,000

Property Type: Retail

Business Type: Other/Unspecified

Location

Strategically positioned on a main road in a vibrant residential area, the property enjoys excellent visibility and continuous foot traffic throughout the day. With loads of people passing by-residents, commuters, and shoppers alike-this bustling setting ensures strong tenant demand and long-term occupancy.

Accommodation

The property comprises a generously sized ground floor retail unit, currently occupied by a tenant, along with three office suites on the first floor-two located at the front and one at the rear. When all units are fully tenanted, the property provides a stable monthly rental income of £1,762.80, which equates to approximately £21,153.60 annually providing a strong, consistent yield. Currently the rent for ground floor is £850 monthly and for 1st floor rear is £290, two offices on the first floor are vacant giving scope to increase rental returns.

Tenure

GM838774 - Freehold

EPC

Rating D

Additional information

For further information please contact 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.

Approx Gross Internal Area
95 sq m / 1026 sq ft



Ground Floor
Approx 48 sq m / 515 sq ft

First Floor
Approx 47 sq m / 511 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Leicester Road, Salford, Greater Manchester, M7 4AR

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , commercial@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.