SHOP TO LET
89 HEATH AVENUE, LOWER BROUGHTON, SALFORD M7 1NY

LOCATION
This is a small lock–up shop situated in a predominantly residential area, off Lower Broughton Road close to Frederick Road and Camp Street.

USER:
Last used as a newsagents/grocers. Off-licence use would not be permitted**.** Other uses would be considered subject non-conflict with established nearby uses and to the prospective tenant obtaining planning consent at their own cost (if required)

TERM
Up to 3 years subject to negotiation .

RENTAL:
£3,000 per annum exclusive of business rates and all other outgoings

RATES
The rateable value is £1725, giving a payable figure around £837 for the year 2009-10
Small business rates relief may be available – contact NNDR section.
Telephone 0161 793 3390.

CONTACT
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PROPERTY MISDESCRIPTIONS ACT 1991
The facts and information contained in these particulars have been checked and unless otherwise stated are understood to be materially correct at the date of publication. The information and details are given in good faith, however, any prospective applicant should satisfy themselves as to their accuracy.
Any services, equipment, fixtures and fittings included in the property have not been tested therefore no warranty can be given as to their condition or operation.
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Salford City Council

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