

## SHOPS TO LET CAWDOR STREET, PATRICROFT, ECCLES. M30 0GB

**DESCRIPTION:**

This is a parade of shops at Cawdor Street near Trafford Road, Patricroft, serving local housing estates. Two shop units could be available, ( No 3 & No 19), each with a floor area of approx 421 sq ft. One of the shops will require substantial work to be carried out by the new tenant for which an allowance on rent will be made

**USER**

Various uses can be considered but we may not allow duplication of use with another shop on the parade. Existing uses include general store / hot food takeaway & café

**TERM**

A flexible quarterly tenancy subject to negotiation

**RENT**

Open to offers – rent is exclusive of business rates and all other outgoings

**RATES**

Up to £1008 approx payable for the year 2009-10  
Small business rates relief may be available  
Contact NNDR section for details .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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