

For Sale

RARE COMMERCIAL PURCHASE OPPURTUNITY - 995 SQ.FT. (92.44 SQ.M.)



**UNIT 3 ABITO
85 GREENGATE
SALFORD
M3 7NB**

LOCATION

Unit 3 Abito is located within the vibrant Greengate district of Salford on the fringes of Manchester city centre. The immediate area has seen considerable investment in recent years with the Colliers Yard development providing 1,500 new homes. Manchester Victoria is located half a mile away providing rail/tram services to a variety of local and regional destinations.

DESCRIPTION

The available unit is located on the ground floor of the Abito Greengate residential development which was completed in 2007. Unit 3 is located on the West corner of the development fronting onto Bankside Boulevard and has most recently been used as a private gym. The accommodation is arranged over ground and mezzanine levels and benefits from excellent floor to ceiling height.

- **Prominent ground floor commercial unit**
- **Rare purchase opportunity**
- **Glazed frontage providing fantastic advertising potential**
- **Currently fitted as a gym but suitable for a variety of uses (STP)**

TENURE

Long leasehold title comprising of 150 years from June 2007. A ground rent of £50 per annum is payable.

PRICE

£200,000, exclusive of VAT.

SERVICE CHARGE

Payable to head landlord. The current cost equates to £1,280 per annum.

RATEABLE VALUE

Any interested party should make their own enquiries with the local Valuation Office.

EPC

C. Full certificate available on request.

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs incurred in the transaction.

VAT

The property is elected for VAT.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the buyer.

VIEWING

By appointment only.

OLIVER WOODALL

07741634874

owoodall@edwardsprop.com

Edwards.

