


Less than  
an mile from  
**MediaCity  
UK**

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# RADCLYFFE PARK

Phoebe Street, Salford  
Manchester, M5 3PH

**292 sq.ft**  
27.1 sq.m

- ◆ Close to 
- ◆ Prominent roadside location
- ◆ Residential above

Occupiers  
include:

**BETFRED**

**PACK SEND**

**Morrisons Daily**

**LCP.**

part of MCore

01384  
400123

searchlcp.co.uk



**NEWS WEBSTER**  
PROPERTY CONSULTANTS

0113 433 0117

WWW.NEWSWEBSTER.COM



# RADCLYFFE PARK

Phoebe Street, Salford  
Manchester, M5 3PH

Radclyffe Park has a doctor's surgery, dentist practice, chemist, hairdressers, barbers, bookies, Morrisons Daily, kitchen cuisine takeout, foodstation, and a charity shop.

At the back of the shops, you have a Travelodge hotel for travelers visiting the area.

Total  
development  
**6,676 sq.ft**  
(620 sq.m)

Prominent  
roadside  
location with  
10 retail  
units

## Potential Uses

The property benefits from a Class E Planning Consent which allows a wide range of uses. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.



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# Description

The unit provides an open plan sales area with a WC, a fully glazed shop front behind an electric roller shutter and connections to mains water, electric and drainage

Parking is provided by way of a 350 space shared car park to the rear of the parade.

## Areas (approx. NIA)

	OCCUPIER	Sq.ft/Sq.m	RENT PA
UNIT 1	PACK & SEND		
UNIT 2	SOLD		
UNIT 3	AVESTA HAIR & BEAUTY		
UNIT 4	BETFRED		
UNIT 5A	FOOD STATION		
UNIT 5B	FLORISTS		
UNIT 6	CAFÉ		
UNIT 7	MUNCH HUB		
UNIT 8	MORRISONS DAILY		
UNIT 9A	HOUSE OF HANDSOME		
UNIT 9B	AVAILABLE	292 / 27.1	£10,000
UNIT 10	CUISINE CORNER		

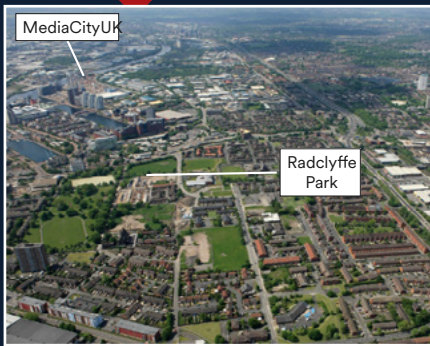


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## Location

The property is located approximately 2 miles from Manchester city centre and a mile from the Lowry, one of the UK's leading arts hubs on the vibrant Salford Quays waterfront. Radclyffe Park retail parade fronts Phoebe Street, just off the A5063 Trafford Road and close to the M602 motorway providing easy access to/from the surrounding area and wider region

Metrolink: the nearest station is Salford Quays, approximately 5 minutes walk from the parade



MediaCity UK: Located on the banks of the historic ship canal, an unrivalled creative and digital destination and home to BBC North, ITV, Coronation Street, dock10 TV Studios and the University of Salford.



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## Service Charge & Insurance

The service charge is currently £1,206.82 plus VAT. The landlord insures the premises and this is included in the service charge

## Services

Electricity and water supplies are laid on, with drainage to the main sewer.

## Energy Performance

Further information is available upon request.

## Planning

it is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

## Business Rates

Rateable Value : £4,150. Interested parties must satisfy themselves as to the Rateable Value, the availability of any relief and the actual rates payable by making their own enquiries to the Local Authority.

## Viewing

Strictly via prior appointment with the appointed agents:



Rakesh Joshi M: 07741 385322  
E: rjoshi@lcpproperties.co.uk



Richard Webster M: 07739 680472  
E: rw@newnswebster.com

\*Potential occupiers to make own enquiries to clarify accuracy of data.

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