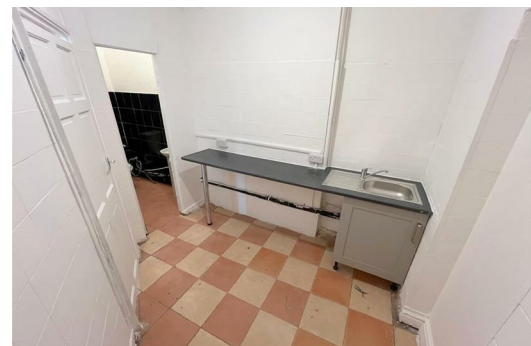
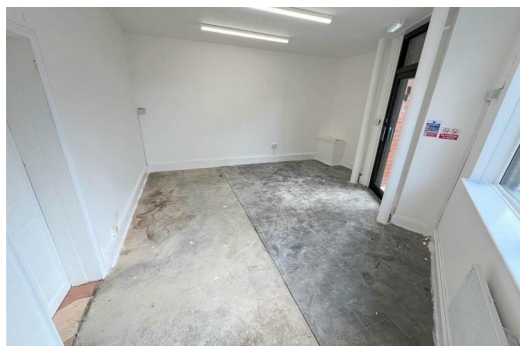




**99 Devonshire Street, Salford
M7 4RE**

£800 Per Calendar Month

Hyde Estates present this renovated ground floor, shop and premises in Salford, fronting Devonshire Street. The approx gross internal area is 49 SQ M (572 SQ FT).



Description

The unit comprises of an open plan retail area with new aluminium door, UPVC windows, low energy lighting and electric wall mounted heating. To the rear is a kitchen/storage room, the kitchen area comprises of a working surface, sink unit and electric water heater. Further features include, a WC, and electric security shutters.

The surrounding area is a mix of residential and commercial including a multitude of independent businesses.

Approx gross internal area
49 SQ M (572 SQ FT).

Location

Situated on Devonshire Street which connects Great Cheetham Street East with Leicester Road A5776. Ideally positioned facing an established parade of shops. Conveniently located to Manchester City Centre and Bus routes.

Legal costs

Each party to bear their own legal costs.

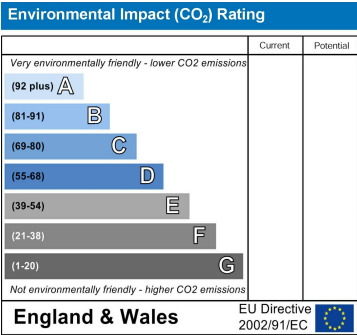
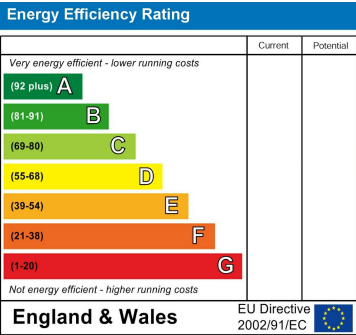
EPC - D

Viewings

Strictly by prior appointment through Hyde Estate & Letting Agents.

Note

Although these details are believed to be correct, they are not guaranteed. Sizes given are approximate dimensions.



1 St. Margarets Road, Prestwich, Manchester, M25 2QB