

# S&S

PROPERTY GROUP

invest | build | manage

78a Kings Road, Manchester M25 0FY

[www.sands-group.co.uk](http://www.sands-group.co.uk)

**80 LEICESTER ROAD, SALFORD, LANCASHIRE M7 4AR**

**£350,000**



**FULLY LET FREEHOLD INVESTMENT IN PRIME LOCATION – STRONG YIELD & IMMEDIATE INCOME**

PROPERTY REFERENCE CODE: CS0011

Manchester: (0161) 773 5309

Leeds: (0113) 880 0654

Liverpool: (0151) 302 4205

## **80 LEICESTER ROAD, SALFORD, LANCASHIRE M7 4AR**

- Freehold commercial property
- Fully tenanted – immediate rental income
- £21,000 annual rental income
- Ground floor retail unit + three offices on upper floor

### **This property consists of:**

FOR SALE – Fully Tenanted Commercial Investment  
Asking Price: £350,000

An excellent opportunity to acquire a fully let, commercial property offering immediate rental income and a strong, consistent return. This hands-off investment is ideal for buyers looking to secure a low-maintenance asset in a desirable and well-connected location.

The property comprises a generously sized ground floor retail unit, currently occupied by a tenant, along with three office suites on the first floor—two located at the front and one at the rear. All units are fully tenanted, providing a stable monthly rental income of £1,762.80, which equates to approximately £21,153.60 annually providing a strong, consistent yield.

### **Location, Location, Location:**

Strategically positioned on a main road in a vibrant residential area, the property enjoys excellent visibility and continuous foot traffic throughout the day. With loads of people passing by—residents, commuters, and shoppers alike—this bustling setting ensures strong tenant demand and long-term occupancy.

### **Unmatched Convenience:**

The property is ideally located within walking distance of local shops, amenities, and transport links, making it easily accessible for both tenants and their customers or clients. Its proximity to bus routes and key road networks adds to its attractiveness as a commercial hub.

The building offers a practical and well-utilised layout that suits a range of commercial uses. Its location and layout ensure continued interest from a variety of businesses and professionals enhancing both its appeal to tenants and long-term investment value.

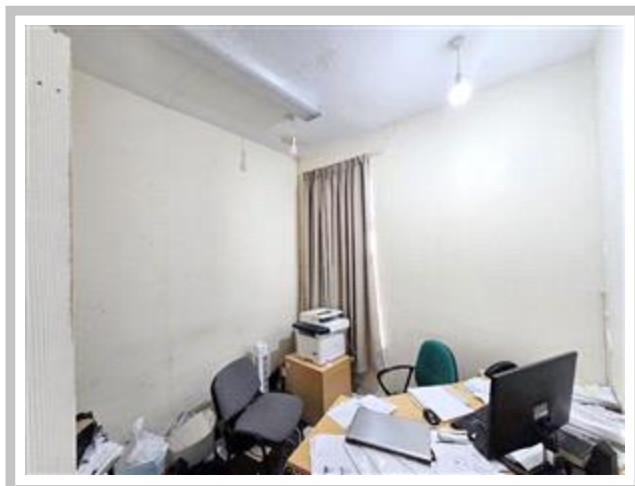
A great opportunity to purchase a fully occupied, income-generating property in a prime, high-footfall location with excellent growth potential.

Enquire today for further details or to arrange a viewing.

Tenure: Freehold







**TENURE:** We have been advised by the Vendors the property is Freehold.  
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.