

BUSINESS & PROPERTY  
FOR SALE

Ref: 7710

# Investment Property

Unit 204 Imperial Studio, Cross Lane, Salford, Greater Manchester, M5  
4AE



Passionate about selling your business.

Property: £69,950

EPC rating: Not Required / Business rates:

Latest available accounts

Not Applicable

## Investment Property - Salford

Blacks Brokers are pleased to bring to the market this leasehold investment property located in Salford, Greater Manchester.

- ✓ Ideally Located - Close To City Centre
- ✓ Rental Income £6,900 Per Annum
- ✓ Rental Income £12,000 Pre Covid
- ✓ Located Within Popular Hotel
- ✓ Heavy Footfall Area
- ✓ Good Public Transport Links
- ✓ Close To Large Multiples
- ✓ Could Accommodate Many Uses



## About

Unit 204 Imperial Studio is a leasehold, ground floor property in this bustling and popular area of Salford. The property is located within the ground floor of Trivelles Hotel. The property is now offered for sale due to our client's other business commitments overseas.

## Location

Imperial Studio occupies a main road trading position close to The University of Salford. The area is densely populated commercially with neighbouring businesses including independent retailers as well as large multiples such as McDonalds. Salford Crescent Railway Station is close by and the area is well linked by the M60 and A57(M). Parking is available in the immediate area.

## Premises Details

The studio is accessed via the hotel corridor. Inside, the studio is 21.55 square metres in size, it is open plan with toilet near the front entrance on the left hand side. Tenants also have access to communal areas such as the reception area and lobby. The hotel is fitted with CCTV inside and out.

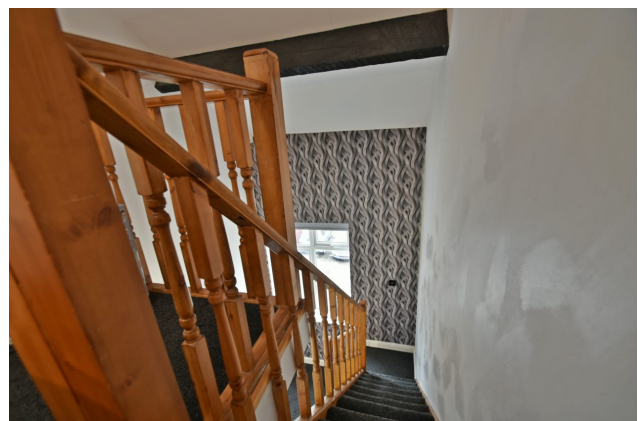


## Financial Information

The property currently generates a rental income of £6,900 per annum, the rental has reduced significantly due to covid-19 and could be increase to the initial agreed amount with the tenant of £12,000 per annum.

## Summary

This property occupies an enviable trading position in a highly sought after area of Salford and could accommodate any office based business with excellent access to the centre of Manchester. Early viewings are strongly advised.







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## Contact

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