



**CITRUS**  
COMMERCIAL CIRCLE



## Yard/Forecourt To Let – Mount Skip Lane, Little Hulton / Walkden, Salford, Manchester, M38

### POA

- Approx. 12,000 – 15,000 sq ft (can be split)
- Capacity for approximately 120 vehicles
- Fully secure forecourt layout
- Suitable for car sales, storage or fleet use (STP)
- Prime Walkden / Little Hulton location
- Close proximity to Ellesmere Shopping Centre
- Strong surrounding retail and commercial presence
- Excellent road connectivity to M60 and M61

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## Yard/Forecourt To Let – Mount Skip Lane, Little Hulton / Walkden, Salford, Manchester, M38

An excellent opportunity to lease a secure and well-positioned car forecourt / yard within the highly sought-after Walkden / Little Hulton area of Salford, offering a strong and established commercial trading location.



The site extends to approximately 12,000 – 15,000 sq ft and can be split to accommodate smaller requirements, providing flexibility for a range of occupiers. The forecourt has capacity for approximately 120 vehicles, making it ideally suited to car sales, vehicle storage, fleet operations or automotive-related uses (subject to the necessary consents).

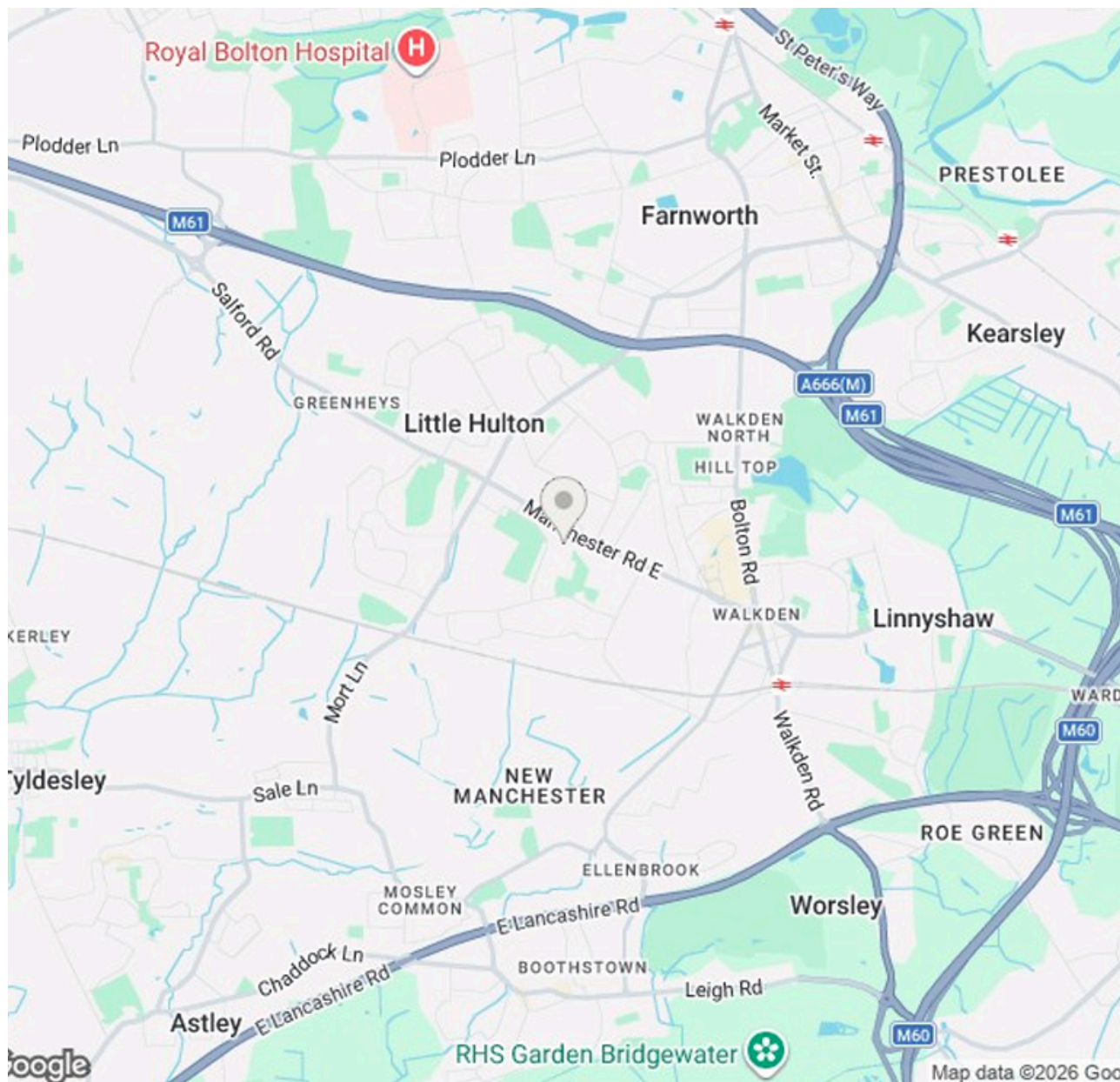
The site benefits from a fully secure layout, providing peace of mind for operators managing high-value stock or vehicle fleets, and offers practical access and circulation throughout.

Strategically located just minutes from Ellesmere Shopping Centre, the property benefits from excellent exposure and convenience. Nearby occupiers include Marks & Spencer, Tesco, Total Fitness, Pets at Home, Poundland, Greggs, Nando's and Subway, creating a busy and well-established retail catchment.

The location also offers excellent road connectivity, with convenient access to the M60 motorway, M61 motorway and surrounding arterial routes, making it ideal for operators requiring strong regional access.

This represents a rare opportunity to secure a large, flexible and highly accessible forecourt within a prime retail and commercial location in Walkden / Little Hulton.





## Location

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## Viewings

Viewings by arrangement only.

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