

**SHOPPING CENTRE PROPERTY / CLASS E****139-141 Chorley Road Swinton Square Shopping Centre, Swinton M27 4AE****Rent: On application****Area****1,938 Sq ft / 180 Sq M****TO  
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Andrew McGuinness****Mob: 07769 641622****Email: [andrew@barkerproudlove.co.uk](mailto:andrew@barkerproudlove.co.uk)****Grant Owens****Mob: 07808 646576****Email: [grant@barkerproudlove.co.uk](mailto:grant@barkerproudlove.co.uk)**

**Location:**

Swinton is a suburb within the Greater Manchester conurbation and the Salford district, 4.2 miles to the north west of Manchester City Centre. Swinton is well connected and located within a mile of the orbital M60 Motorway and its junction with the M61 and the East Lancashire Road (A580).

The centre is prominently located fronting Chorley Road (A6) which runs through the heart of Swinton connecting it directly to Manchester City Centre. The densely populated area provides the centre with a strong catchment area that extends to include approximately 765,000 people within 10 km and 2,465,000 people within 20 km.

The subject premises are located on the exterior of the centre, fronting the busy Chorley Road and Town Hall with the added benefit of potential 'out of hours' trade.

**Accommodation:**

The premises comprise the following approximate net internal floor areas:

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	1938	180.05

**Rent:**

Available upon request.

**Tenure:**

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

**Business Rates:**

The unit has a rateable value assessment of £21,500. For further details visit Gov.uk or contact the business rates department in the local authority.

**Service Charge:**

The on-account service charge for the period 2023/24 will be £8,164.42.

**EPC:**

Energy Performance Asset Rating - C

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

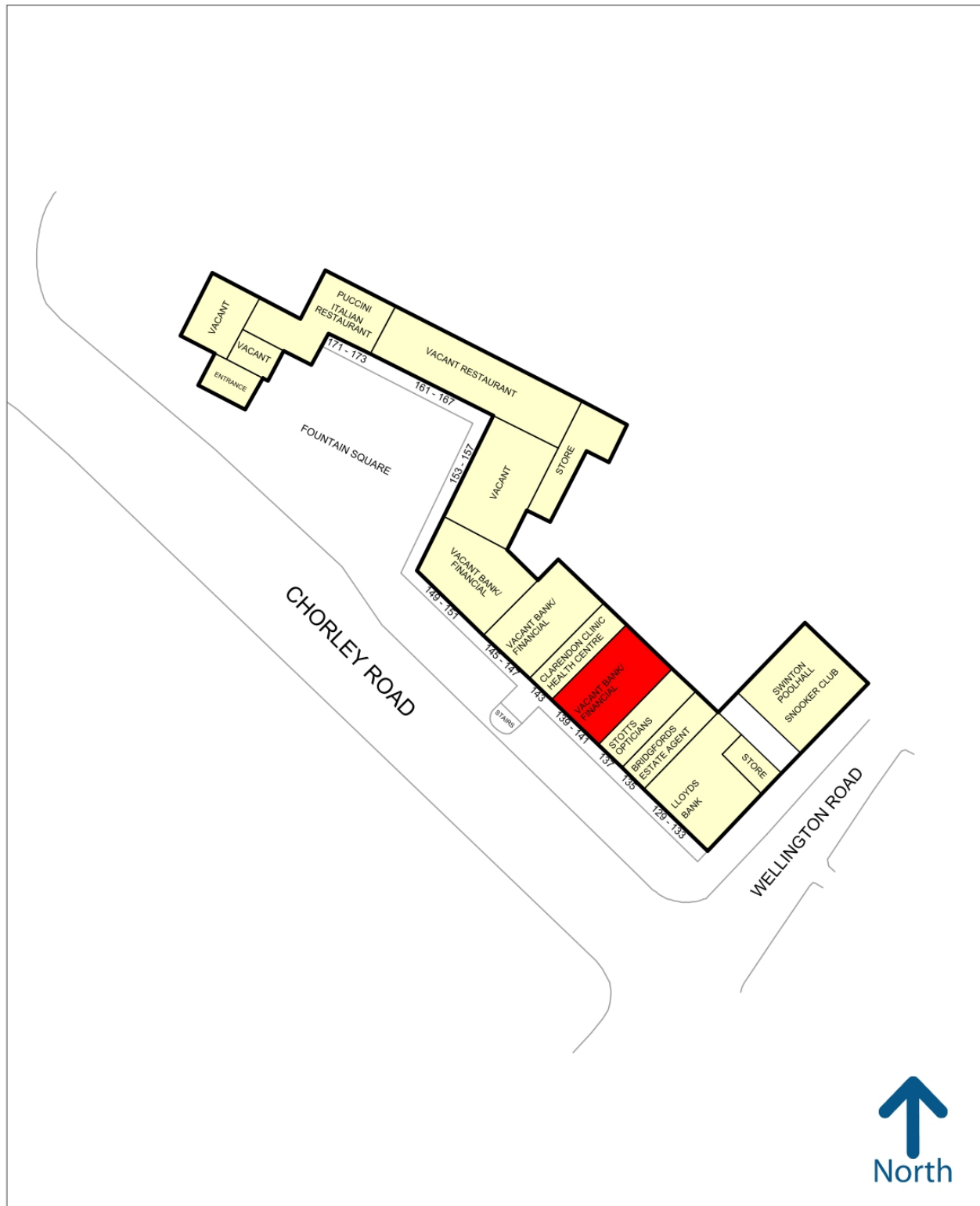
June 2023

Subject to Contract

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Swinton



50 metres

Experian Goad Plan Created: 05/06/2023  
Created By: Barker Proudlove Ltd

