Barker Proudlove

Manchester Office:
0161 631 2852

# To Let

# Swinton

**15 The Parade, Swinton Square Shopping Centre, M27 4BH**

1,000 sq ft (93 sq m)
Rent: £20,000 pax

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## Location & Description:

- **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 765,000 approximately people within 10 km and 2,465,000 people within 20 km.**
- **The subject premises on situated the main shopping mall adjacent to Oxfam and opposite Farmfoods. Other retailer represented in the scheme include Asda, Boots the Chemist, Costa Coffee, Specsavers, Card Factory, Quality Save, Pound Bakery, Hays Travel and Greggs.**

**Demise:**
Ground Floor 1,000 sq ft (93 sq m)

**Rent:**
£20,000 per annum exclusive.

**Lease:**
A new effective full repairing and insuring lease for a term of years to be agreed.

**Service Charge:**
Available upon request.

**EPC:**
Energy Performance Rating Assessment - E.

**Legal and Professional Fees:**
Each party to bear their own costs.

**Rating Assessment:**
Rateable Value (April 2023) - £16,000.

**Date Prepared:**
August 2024

**MONEY LAUNDERING REGULATIONS** In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

**Contact Us:**

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