

To Let



Swinton

55 The Parade, Swinton Square Shopping Centre, M27 4BH

1,350 sq ft (125 sq m)

Rent: £29,500 pax

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

Demise:

Ground Floor 1,350 sq ft (125.42 sq m)

Rent:

£29,500 per annum exclusive.

Lease:

A new effectively full repairing and insuring lease for a term of years to be agreed.

Service Charge:

Available upon request.

EPC:

Energy Performance Rating Assessment – C.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £17,650.

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:**Andrew McGuinness**

07769 641622

andrew@barkerproudlove.co.uk

Grant Owens

07808 646576

grant@barkerproudlove.co.uk



0161 631 2852

