

To Let



Swinton

51/53 The Parade, Swinton Square Shopping Centre, M27 4BD

Ground Floor: 8,135 sq ft (755.8 sq m)

Rent on Application

MAY SUIT OFFICE USE, SUBJECT TO PLANNING

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 10km and 2,465,000 people within 20km.
- The premises are arranged over ground and first floor. Additional first floor accommodation is available.
- May suit office use, subject to planning.

Demise:

Ground Floor 8,135 sq ft (755.8 sq m)
First Floor 2,325 sq ft (216.0 sq m)

Rent:

Available upon request.

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) – £70,000

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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