

SHOPPING CENTRE PROPERTY / CLASS E

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



**UNDER
OFFER**

Rent: £25,000 PA

Ground Floor Area

1,000 Sq ft / 93 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

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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 765,000 approximately people within 10 km and 2,465,000 people within 20 km.

The subject premises are situated at the Station Road entrance to the scheme opposite Halifax Bank and there is potential to operate outside of the usual shopping centre opening hours. Other retailer represented in the scheme include Asda, Boots the Chemist, Costa Coffee, Specsavers, Card Factory, Quality Save, Pound Bakery, Betfred and Greggs.

Demise:	Sq Ft	Sq M
Ground Floor	1000	92.903

Rent:

We are seeking rental offers of £25,000 per annum exclusive of service charge, insurance, business rates and VAT.

Tenure:

The premises are offered by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Business Rates:

The premises currently has a rateable value of £16,250. For further details visit Gov.uk or contact the business rates department at the local authority.

Service Charge:

The on-account service charge for the period 2023/24 will be £3,981.37.

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 Available:

August 2021

Date Prepared:

April 2021

Subject to Contract

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Swinton

