Leeds Office: 0113 388 4848
Manchester Office: 0161 631 2852

SHOPPING CENTRE PROPERTY / CLASS A1

59-61 The Parade Swinton Square Shopping Centre, Swinton

barkerproudlove
retail property consultants

LET

Rent: **£20,000 PA**

Area
1,764 Sq ft / 164 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

Grant Owens
Mob: 07808 646576
Email: grant@barkerproudlove.co.uk

Andrew McGuiness
Mob: 07769 641622
Email: andrew@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 765,000 approximately people within 10 kilometres and 2,465,000 people within 20 kilometres.

Accommodation:
The premises are arranged over the ground and basement floors.

Demise:	**Sq Ft**	**Sq M**
Ground Floor Sales	1764	165.09
Basement/Lower Ground Ancillary	244	22.67

Rent:
We are seeking rental offers in the order of £20,000 per annum exclusive.

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 2017 rateable value assessment of £23,500.

For further details visit Gov.uk or contact the business rates department in the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:
The on-account service charge for the year 2018 is to be confirmed.

EPC:
Energy Performance Asset Rating - D

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:
February 2020

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. February 2020