

SHOPPING CENTRE PROPERTY / CLASS A1

29 The Parade Swinton Square Shopping Centre, Swinton

**barkerproudlove**
retail property consultants**Rent: £26,500 PA****Area**

853 Sq ft / 79 Sq M

LET**Viewing Strictly through the sole letting agent.****Barker Proudlove****Grant Owens****Mob:** 07808 646576**Email:** grant@barkerproudlove.co.uk**Andrew McGuinness****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.

The premises is a prominent corner unit centrally placed on The Parade adjacent to ASDA.

Demise:	Sq Ft	Sq M
Ground Floor Sales	853	79.25
Ground Floor Ancillary	97	9.01

Rent:

We are seeking rental offers in the order of £26,500 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 £18,250.

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 - 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 Prepared:

February 2020

Subject to Contract

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