



SHOPPING CENTRE PROPERTY / CLASS E

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



Rent: On application

Ground Floor Area

8,135 Sq ft / 756 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

Andrew McGuinness

Mob: 07769 641622

Email: andrew@barkerproudlove.co.uk

Grant Owens

Mob: 07808 646576

Email: grant@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 10km and 2,465,000 people within 20km.

Accommodation:

The premises are arranged over ground and first floor. Additional first floor accommodation is available.

Demise:	Sq Ft	Sq M
Ground Floor	8135	755.8
First Floor	2325	216.0

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 £70,000 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 year 2023/24 stands at approximately £37,739.47.

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:

September 2023

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. September 2023



Swinton

