



SHOPPING CENTRE PROPERTY / CLASS E  
MAY SUIT OFFICE USE SUBJECT TO PLANNING  
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**

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

**Accommodation:**

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

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
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

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Swinton

