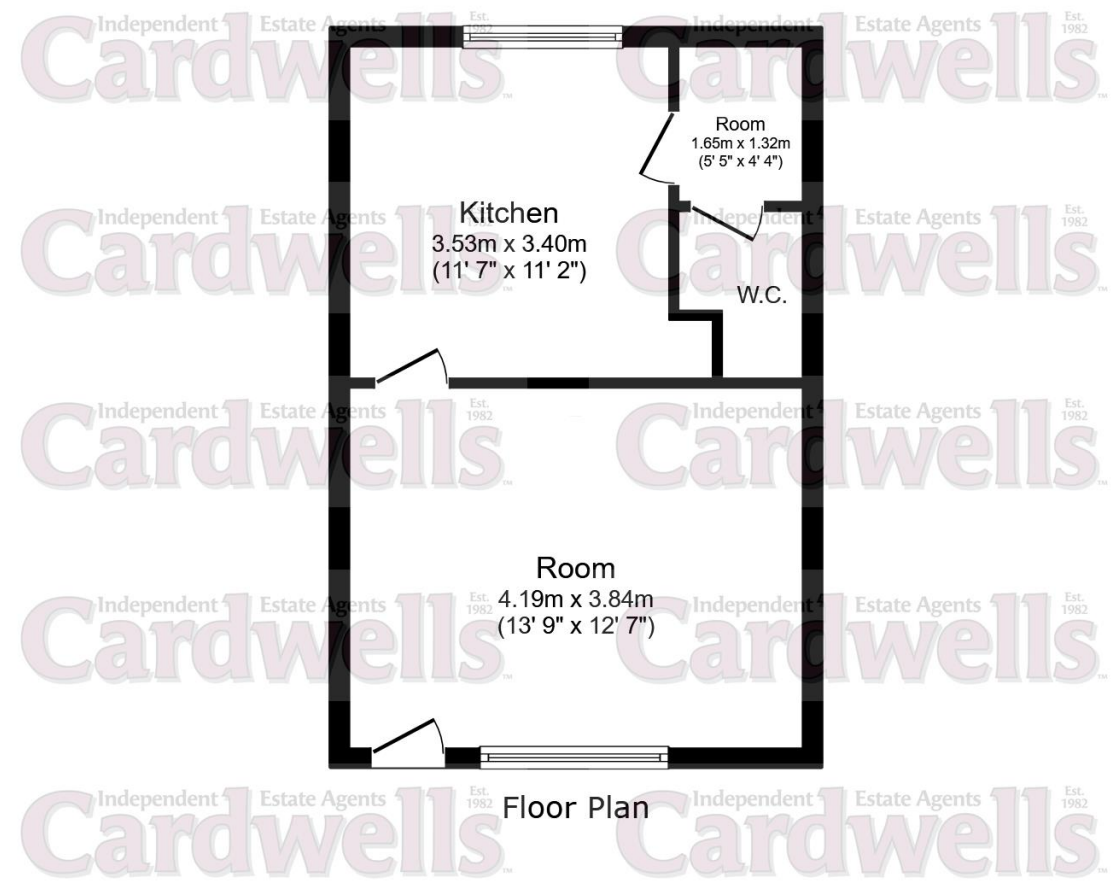




DUMBELL STREET, SWINTON, MANCHESTER, M27 6FP



- Prominent roadside location
- Flexible commercial accommodation
- Suitable for a variety of business uses (STP)
- Excellent transport links to Manchester
- Nearby public transport connections
- Established commercial and residential catchment area
- Available immediately
- Viewing by appointment only



£650 PCM

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
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LETTINGS & MANAGEMENT
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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

An excellent opportunity to acquire a well-positioned commercial property situated within the heart of Swinton, benefiting from strong local footfall and convenient access to Manchester City Centre, the M60 motorway network, and surrounding Greater Manchester conurbations. The property offers flexible accommodation suitable for a variety of commercial uses (subject to any necessary consents), including retail, office, professional services, showroom, studio, or trade counter operations. The premises comprise a self-contained commercial unit providing open-plan accommodation together with ancillary areas, offering flexibility for occupiers to configure the space according to their operational requirements. 2 Dumbell Street occupies a convenient position within Swinton, a popular suburban district located approximately 5 miles west of Manchester City Centre. The property benefits from excellent connectivity via the A580 East Lancashire Road and Junctions of the M60 motorway, with Swinton Railway Station and local bus services providing frequent public transport links throughout Greater Manchester. The surrounding area comprises a mix of established residential neighbourhoods, independent retailers, service providers, and national occupiers, creating a vibrant trading environment. To arrange a viewing, 7 days a week, please contact Cardwells Lettings Agents on 01204 381281 or email lettings@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Room One UPVC double glazed window front aspect, radiator, meter cupboard, inset spotlights to the ceiling, four double power sockets, extractor fan.

Room Two UPVC double glazed window rear aspect, radiator, inset spotlights to the ceiling, kitchen area with a fitted wall unit and worktop, two double power sockets.

Room Three Extractor fan, double power socket.

WC Close coupled WC, wash basin, tiled splashbacks, radiator, extractor fan.

Lease Terms The lease & term is negotiable on application with the landlord.

Credit check fee If a credit check is required there will be a charge to the tenants of £360 Including VAT (£300 + VAT)

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bolton on 01204 381281 or emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance a walkthrough viewing video will be available to watch in due course.

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Letting Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Letting Agents Bolton do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells Letting Agents Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate LTD.

