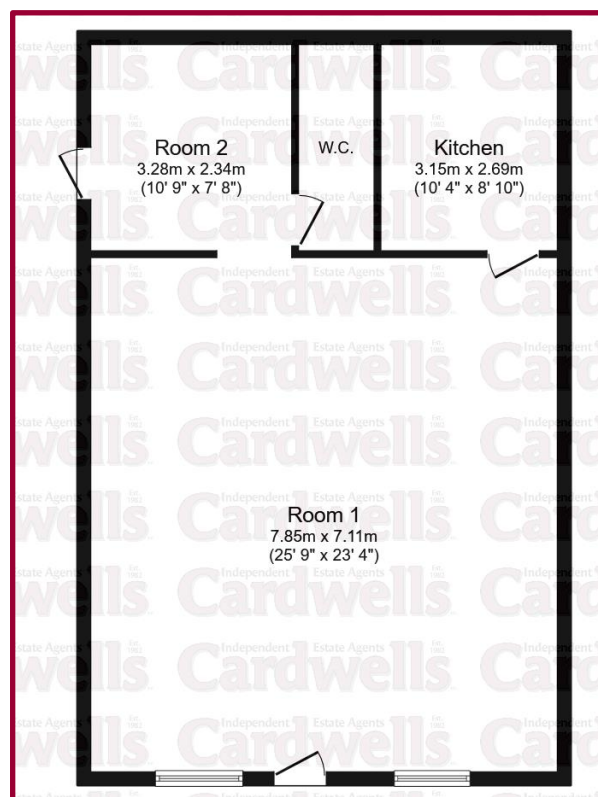




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**STATION ROAD, SWINTON, MANCHESTER M27 6BU**



- Approx. 851 sq ft (79.1 sq m)
- Prominent roadside location
- Large principal room
- Plus additional room
- Kitchen and WC facilities
- Good transport links
- Available immediately
- Suitable for a variety of uses (STP)



**Monthly Rental Of £1,000**

**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  
E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Est. 1982



Available to Let now is this well-presented commercial property extending to approximately 851 sq ft, occupying a prominent position on the busy Station Road, Swinton. The property benefit from an excellent frontage and visibility, suitable for a variety of commercial, office, professional services, health and beauty, or other business uses (subject to the necessary consents). The property comprises: Large principal room suitable for retail, office, showroom or treatment space. One further room ideal as a private office, consulting room, meeting room or additional workspace. Kitchen facility. Separate W/C. Contact Cardwells seven days a week for an internal inspection on 01204 381281 or email us at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Main principle room** 25' 9" x 23' 4" (7.84m x 7.11m) Front door, incorporating an electronically operated shutter, 2 UPVC double glazed windows front aspect, 2 radiators, power points.

**Room Two** 10' 9" x 7' 8" (3.27m x 2.34m) External shutter door leading out onto Dumbbell Street.

**WC room** 10' 3" x 7' 0" (3.12m x 2.13m) Close coupled WC, wash basin, extractor fan.

**Kitchen** 10' 4" x 8' 10" (3.15m x 2.69m) Fitted wall and base units, stainless steel sink unit with mixer tap, space for a fridge freezer, built in storage cupboard.

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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.

