

# To Let



## Swinton

91 The Parade, Swinton Square Shopping Centre, M27 4BD

Ground Floor: 1,349 sq ft (125.33 sq m)

Rent on Application

## Location & Description:

- 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 km and 2,465,000 people within 20 km.
- The subject premises on situated at the rear of the scheme adjacent to Shaws Amusements and in close to the entrance off Chorley Road. Other retailer represented in the scheme include Asda, Boots the Chemist, Costa Coffee, Specsavers, Quality Save, Card Factory, Pound Bakery, Hays Travel and Greggs.

### Demise:

Ground Floor 1,349 sq ft (125.33 sq m)  
Basement Ancillary 320 sq ft (29.73 sq m)

### Rent:

Available upon request.

### Lease:

A new effective full repairing and insuring lease for a term of years to be agreed. Temporary lettings will be considered.

### Service Charge:

On-account service charge for the current year stands at approximately £7,329.42.

### EPC:

Energy Performance Rating Assessment - C.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £12,500.

### Date Prepared:

August 2024.

### Contact Us:

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