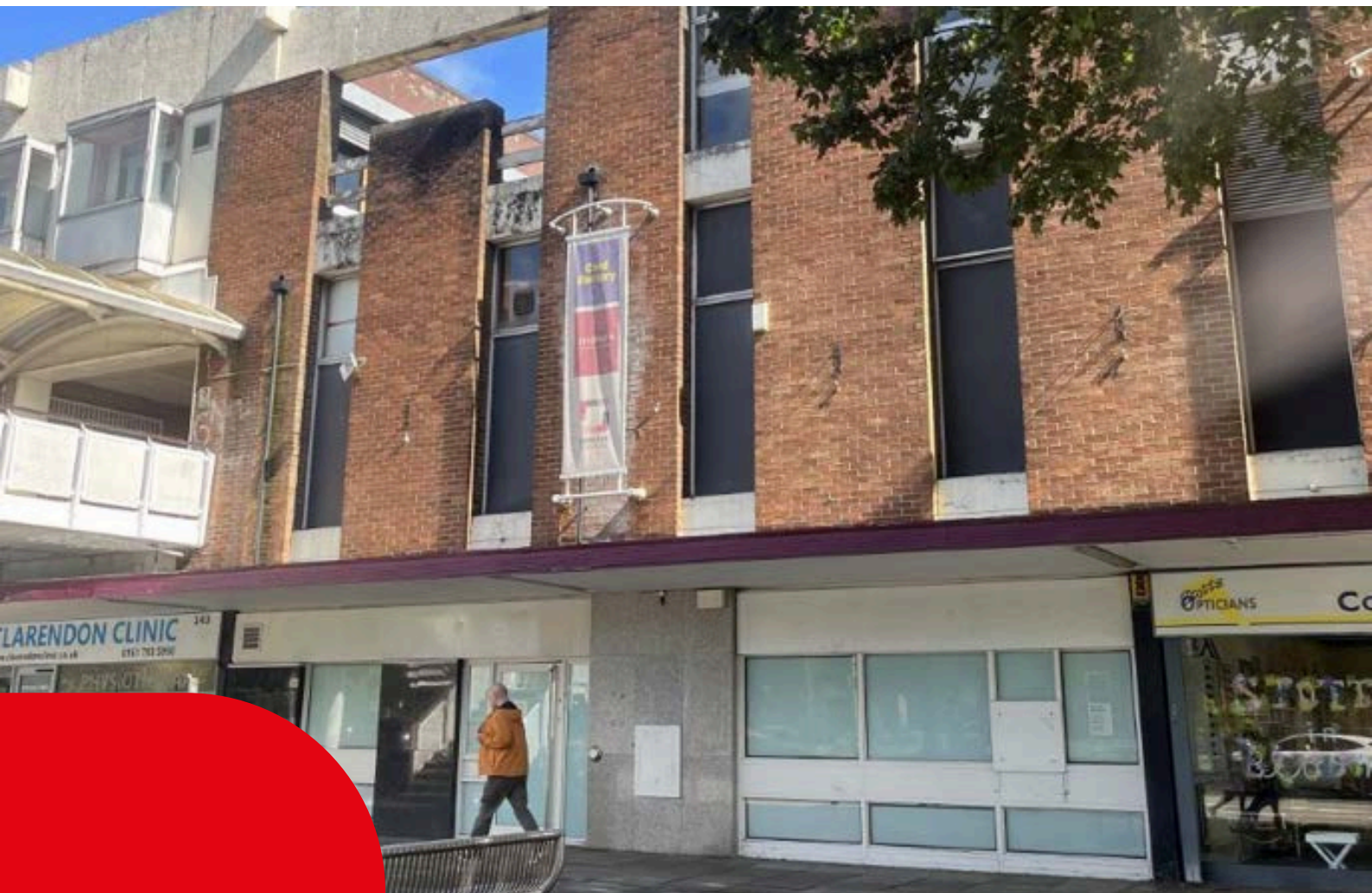


To Let



Swinton

139-141 Chorley Road, Swinton Square Shopping Centre, M27 4AE

1,938 sq ft (180 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 approximately 765,000 people within 10 km and 2,465,000 people within 20 km.**
- **The subject premises are located on the exterior of the centre, fronting the busy Chorley Road and Town Hall with the added benefit of potential 'out of hours' trade.**

Demise:

Ground Floor 1,938 sq ft (180.05 sq m)

Rent:

Available upon request.

Lease:

A new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

Service Charge:

On-account service charge for the current year stands at approximately £8,164.42.

EPC:

Energy Performance Rating Assessment - C.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £21,500.

Date Prepared:

August 2024.

Contact Us:

Andrew McGuinness

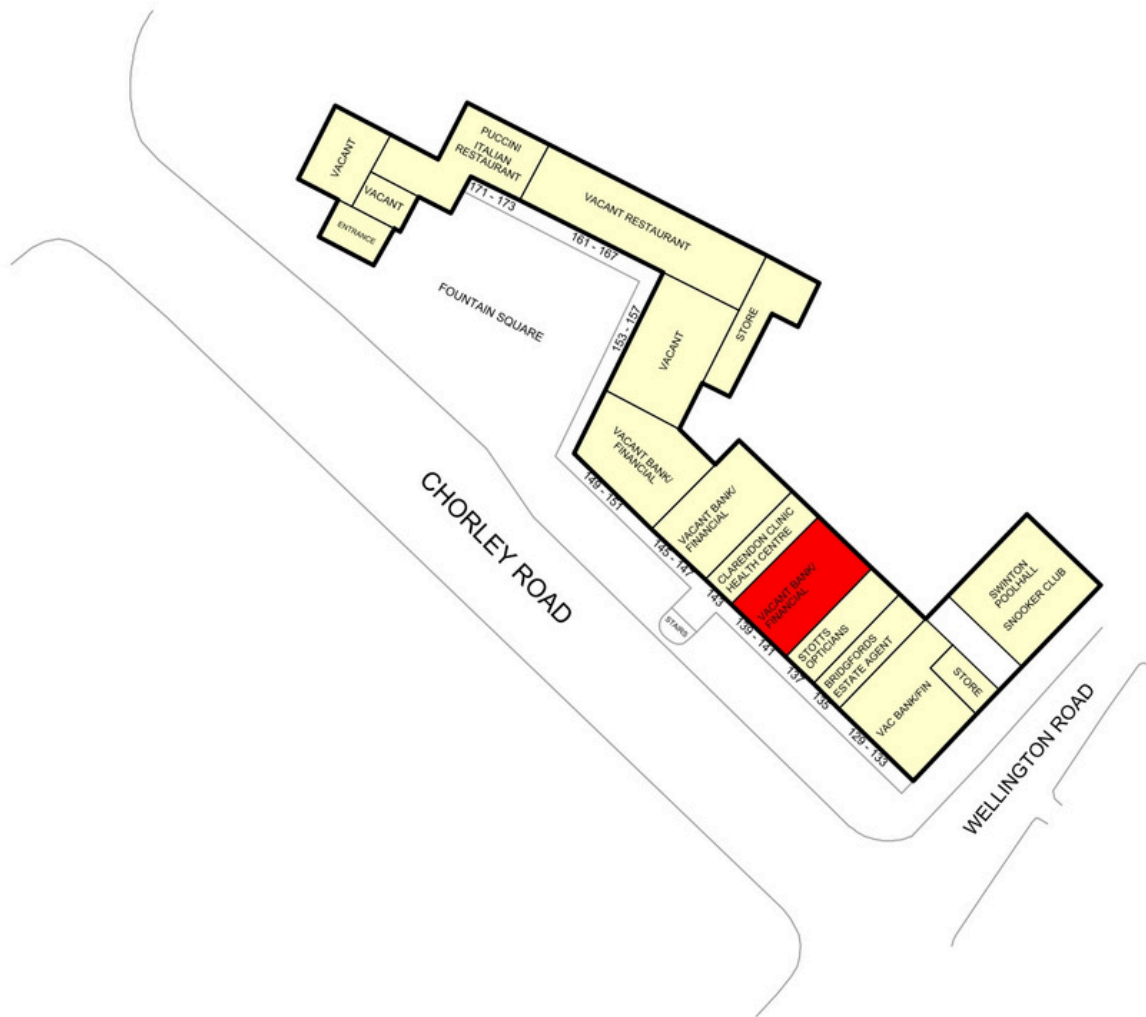
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