

For Sale by way of Long Leasehold

Prominent Town Centre Retail Premises



145 Chorley Road, M27 4AE

- Arranged over ground and lower ground floors
- 161.1 m² (1,734 sqft) at ground and lower ground floors.
- Prominent location fronting Chorley Road, within the heart of Swinton Town Centre.
- Nearby occupiers include: Boots, Costa Coffee, Greggs, Home Bargains and Specsavers.

LOCATION

Swinton is a well-connected town in Greater Manchester, approximately 6.5 miles from Manchester and 8 miles from Bolton.

The premises is prominently situated fronting Chorley Road and is part of the Swinton Square Shopping Centre complex. The scheme is anchored by Asda and is popular with a range of national retailers including Boots, Costa Coffee, Card Factory, Greggs, Home Bargains and Specsavers.

ACCOMMODATION

The premises are arranged over ground and lower ground floors comprising the following approximate areas:

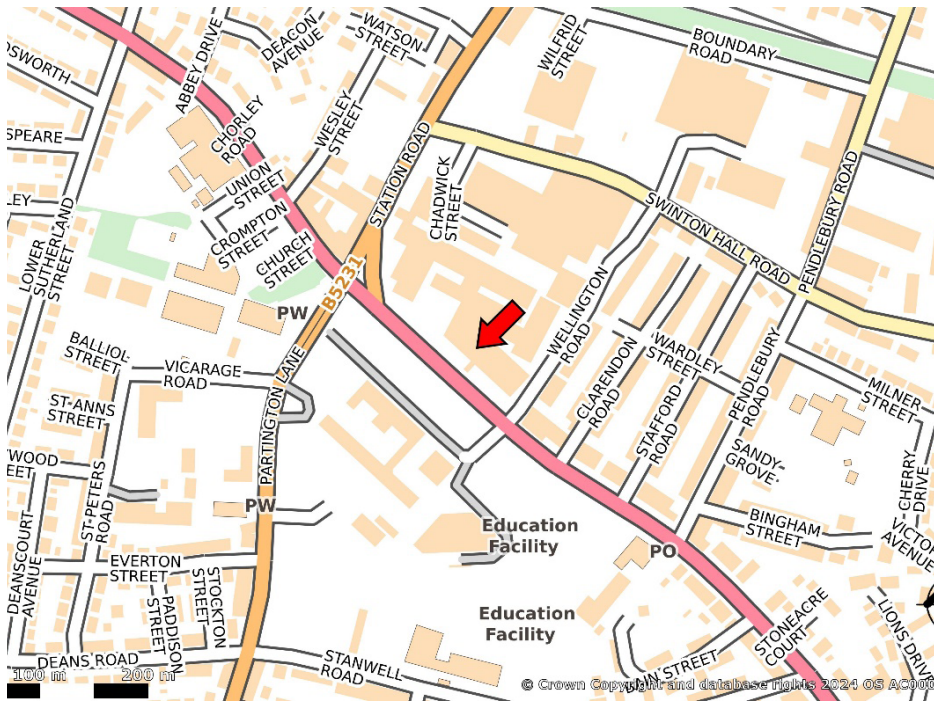
Floor	SQ M	SQ FT
Ground floor: Sales/Office/ Storage	147.16	1584
Lower Ground Floor: Kitchen/ Storage	13.94	150

LEASE

The premises are held on a long leasehold with an expiry on the 14th March 2065 at a peppercorn rent.
Further details upon request.

QUOTING PRICE

Upon Application.



BUSINESS RATES

The premises have a rateable value of £21,250. Interested parties are advised to verify this information via the local rating authority (www.voa.gov.uk).

EPC

Energy Performance Certificate Rating available upon request.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

LEGAL EXPENSES

Each party to bear their own legal expenses incurred in connection with this transaction.

To arrange a viewing please contact:



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