



LEASE ASSIGNMENT

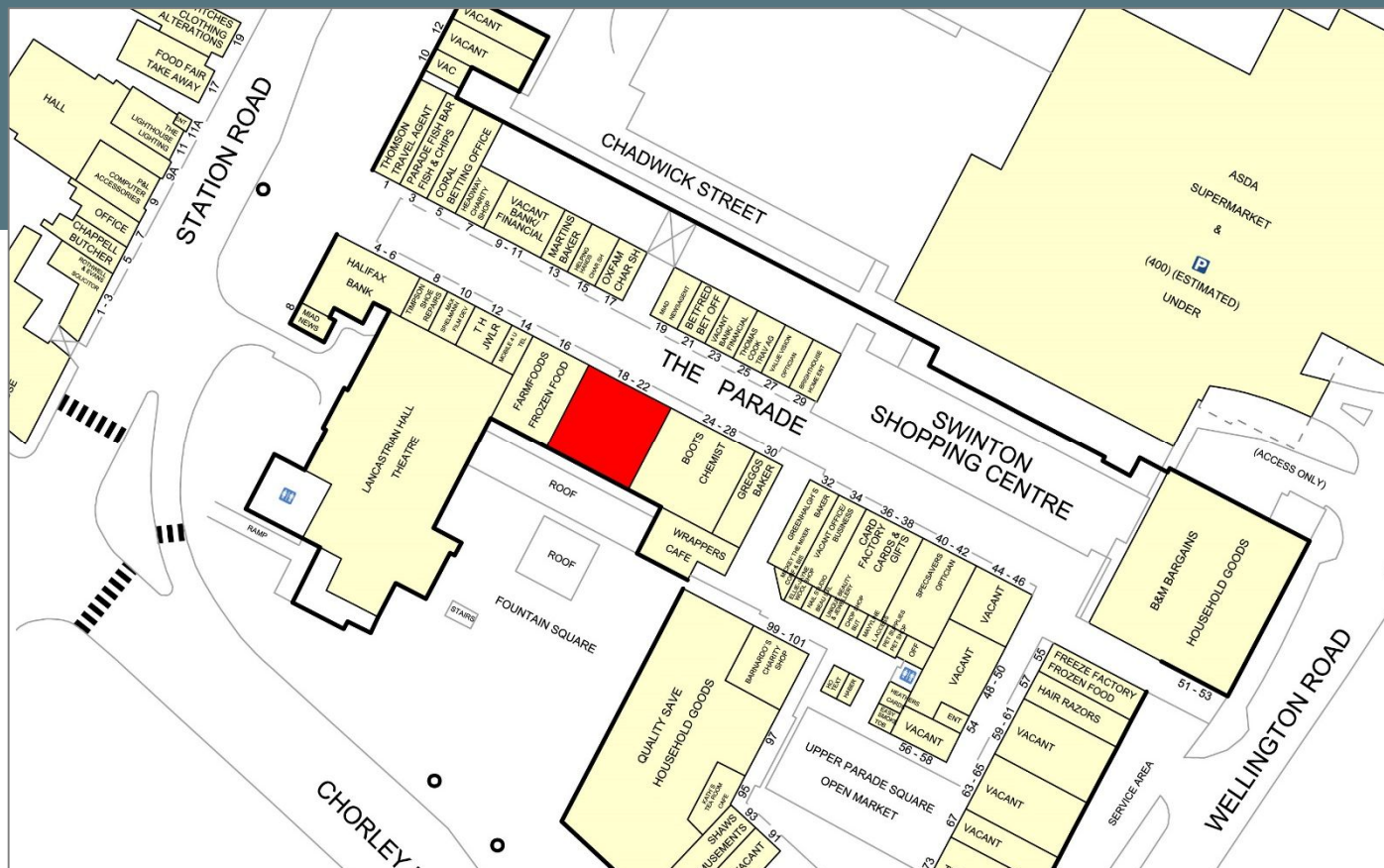
PRIME
RETAIL UNIT

Ground Floor Sales 2,618 sq.ft. (243 sq.m.)

18-22 The Parade, Swinton Square Shopping Centre, Swinton, Manchester M27 4BH

- Swinton Square is prominently located fronting Chorley Road (A6) which runs through the heart of Swinton connecting it directly to Manchester City Centre
- The centre provides a focal point for shopping in the local community
- The scheme includes a number of national multiple retailers which include ASDA, Card Factory, Peacocks, Betfred, Quality Save, Greggs, Halifax and Specsavers
- The subject premises are immediately adjacent to Farm Foods and Boots the Chemist

18-22 The Parade
 Swinton Square Shopping Centre
 Swinton
 Manchester
 M27 4BH



Areas

Ground Floor 2,618 sq.ft. (243 sq.m.)
 Lower Ground Floor 1,184 sq.ft. (110 sq.m.)
 Basement 1,496 sq.ft. (139 sq.m.)

Planning

A1 Retail Planning currently in place.

Tenure

Available by way of assignment of an existing lease expiring 29th March 2024.

Rent

£62,500 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Service Charge

£18,284 pa

Rates

Rateable Value £54,000

EPC

D96

Legal Costs

Each party to be responsible for their own legal costs.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly through the agent:

Luke Arnold

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Or via our joint agents Bennett,

Tel: 0151 706 0222