

TO LET

34 The Parade Swinton Square Shopping Centre Swinton



Location

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 kilometres and 2,465,000 people within 20 kilometres.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	828	76.9
Lower Ground Ancillary	388	36.1
Basement Ancillary	362	33.7

Rent

£25,000 per annum exclusive of service charge, insurance, business rates and VAT.

Tenure

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

Business Rates

We understand that the unit is assessed under the 2010 revaluation at £24,250. From 1 April 2014 the Rates Payable will be £11,688.50 per annum.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at Salford Council.

Service Charge

£6,205 for the current service charge year.

EPC

Energy Performance Asset Rating - D

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared October 2014

Viewing Strictly through the sole letting agent.

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