

TO LET

44-50 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 Option 1	2,242	208.3
Ground Floor Sales Option 2	1,425	86.2
Ground Floor Sales Option 3	807	96.3
Lower Ground Ancillary	928	86.2
Basement Ancillary	1,037	96.3
Plans Available Upon Request		

Rent

Upon Application.

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

The unit is not yet assessed for rating purposes. 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

For further information please contact the sole leasing agents.

EPC

Energy Performance Asset Rating -

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.

Barker Proudlove

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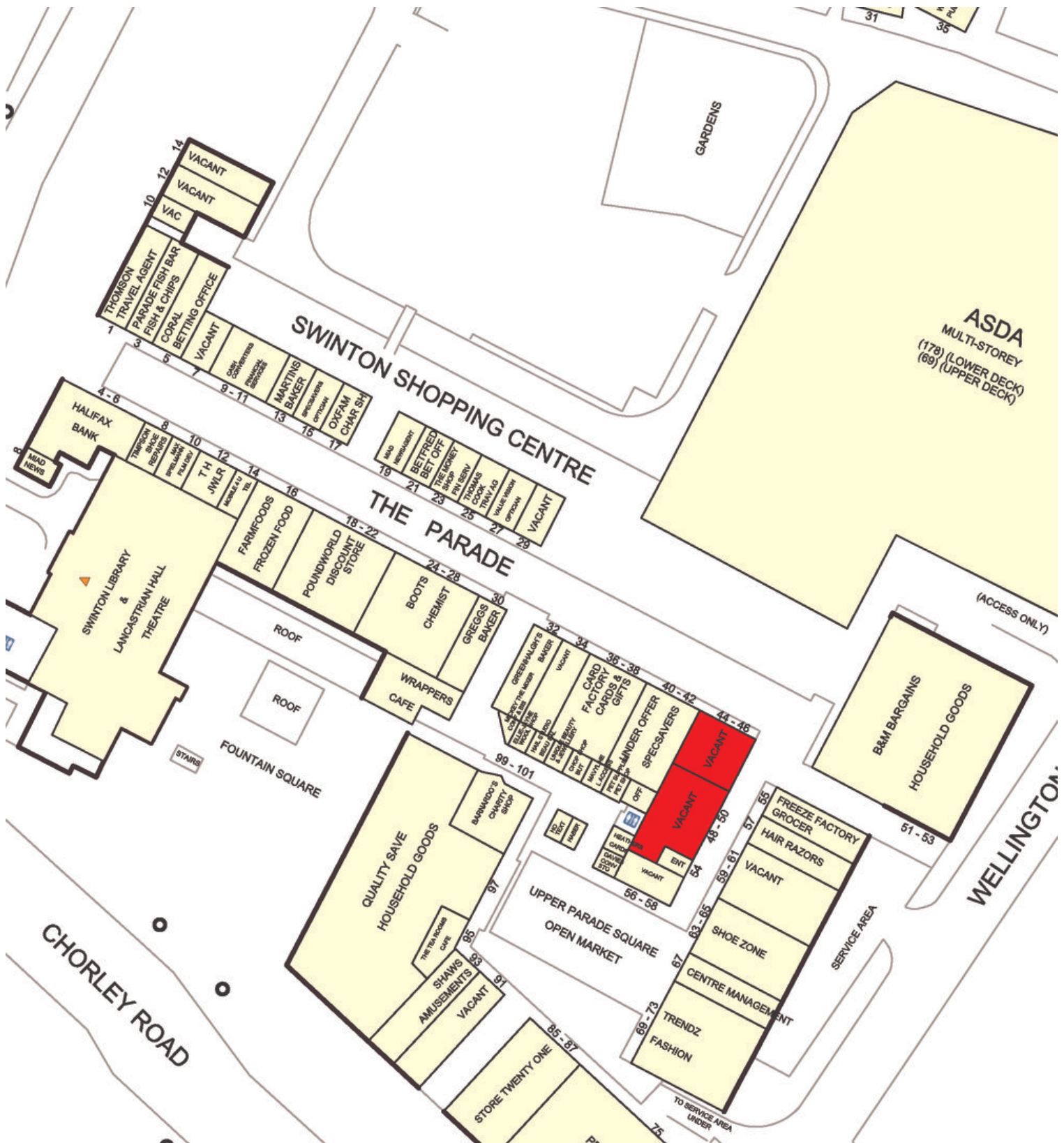
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