

TO LET

15 The Parade Swinton Square Shopping Centre Swinton



Location

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 and Specsavers.

The subject premises is in close proximity to Farm Foods, Poundworld, Boots the Chemist and Halifax Bank.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	1,045	97.1

Rent

We are seeking rental offers in the order of £22,500 per annum exclusive.

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 has a 2017 draft valuation rateable value assessment of £16,000.

For further details visit Gov.uk or contact the business rates department in the local authority.

Service Charge

The on-account service charge for the year 2016 stands at approximately £3,289.00.

EPC

Energy Performance Asset Rating - TBC

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 VACANT POSSESSION STAFF UNAWARE

SUBJECT TO CONTRACT

Details prepared November 2016

Viewing Strictly through the sole letting agent.

Barker Proudlove

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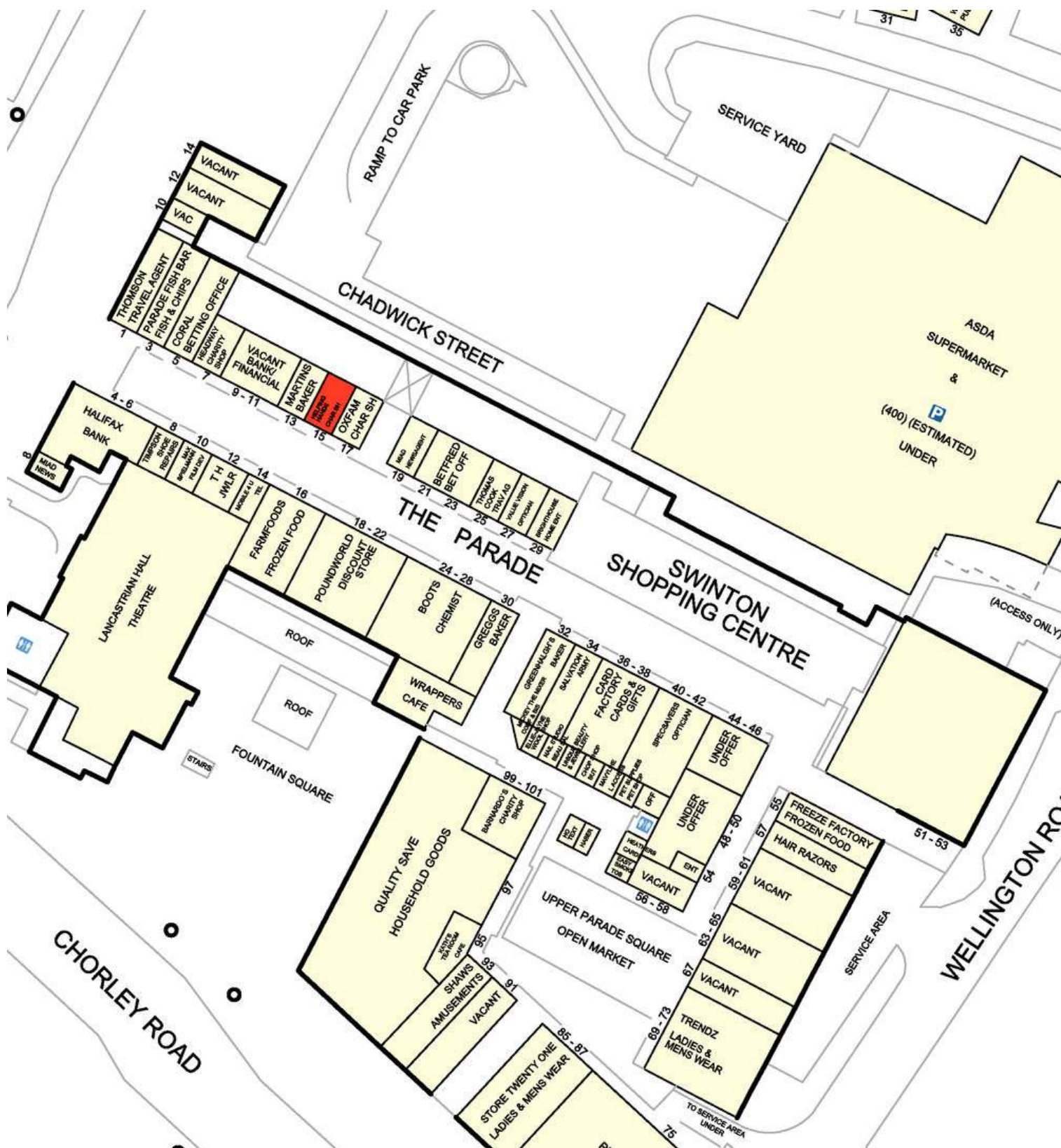
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