

Gifford Dixon

Commercial Property

TO LET



38 Chorley Road, Swinton, Manchester, M27 5AF

Ground Floor Retail Unit (+ Basement)

650 Sq. Ft. (60.3 Sq. M.)

£9,000 pa

gifforddixon.co.uk

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LOCATION

The property is situated towards the centre of a retail parade along Chorley Road (A6) in Swinton and is situated around 3 miles from Salford and 4.5 miles from Manchester City Centre to the South East. The popular residential locations of Swinton, Pendlebury and Worsley are all within easy reach.

The immediate area benefits from predominantly local and regional operators, including Deurali Restaurant & Takeaway, Thornley Groves Estate Agents, Pamper & Polish nail and beauty salon, and across from Texaco filling station.

DESCRIPTION

The property is a mid-terrace property of brick construction under a pitched tiled roof. The subject of this letting is the ground floor commercial space plus basement.

Beyond the electric security shutter entrance is a well-proportioned retail space, with store, kitchen and W/C facilities to the rear together with an additional storage room to the basement.

The commercial space is available for several potential uses including office, retail, restaurant, café, clinic, and PT studio under use class 'E' (commercial, business and service) of the Town & Country Planning Order September 2020.

ACCOMMODATION

The property has been measured on a (NIA) net internal area basis as follows: -

Commercial	Square Metres	Square Feet
Shop	19.9	214
Storage	16.7	180
Kitchen	5.9	64
Basement storage	17.8	192
TOTAL	60.3	650

Plus W/C to the rear and 2 private parking spaces located off Beech Street.

SERVICES

We understand that mains electric, water and drainage are connected to these premises.

RENT

£9,000 per annum.

TERMS

The premises are available by way of a new effective FRI (fully repairing and insuring) lease for a minimum of 6 years with upward only rent review at the end of the third year and other terms to be agreed.

BUSINESS RATES

Rateable Value (2017 List) - £3,950

100% Small Business Rates Relief may be available depending on the ingoing tenants' individual circumstances. Interested parties are advised to make their own enquiries with the local authority.

EPC

C (61)

LEGAL COSTS

The ingoing tenant will be responsible for the landlords' solicitors' reasonable fees in the preparation of the lease.

VAT

We understand that VAT is not applicable to the rent on this unit.

CONTACT

Gifford Dixon
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Steven Gifford-Dixon
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Subject to contract 1st June 2022

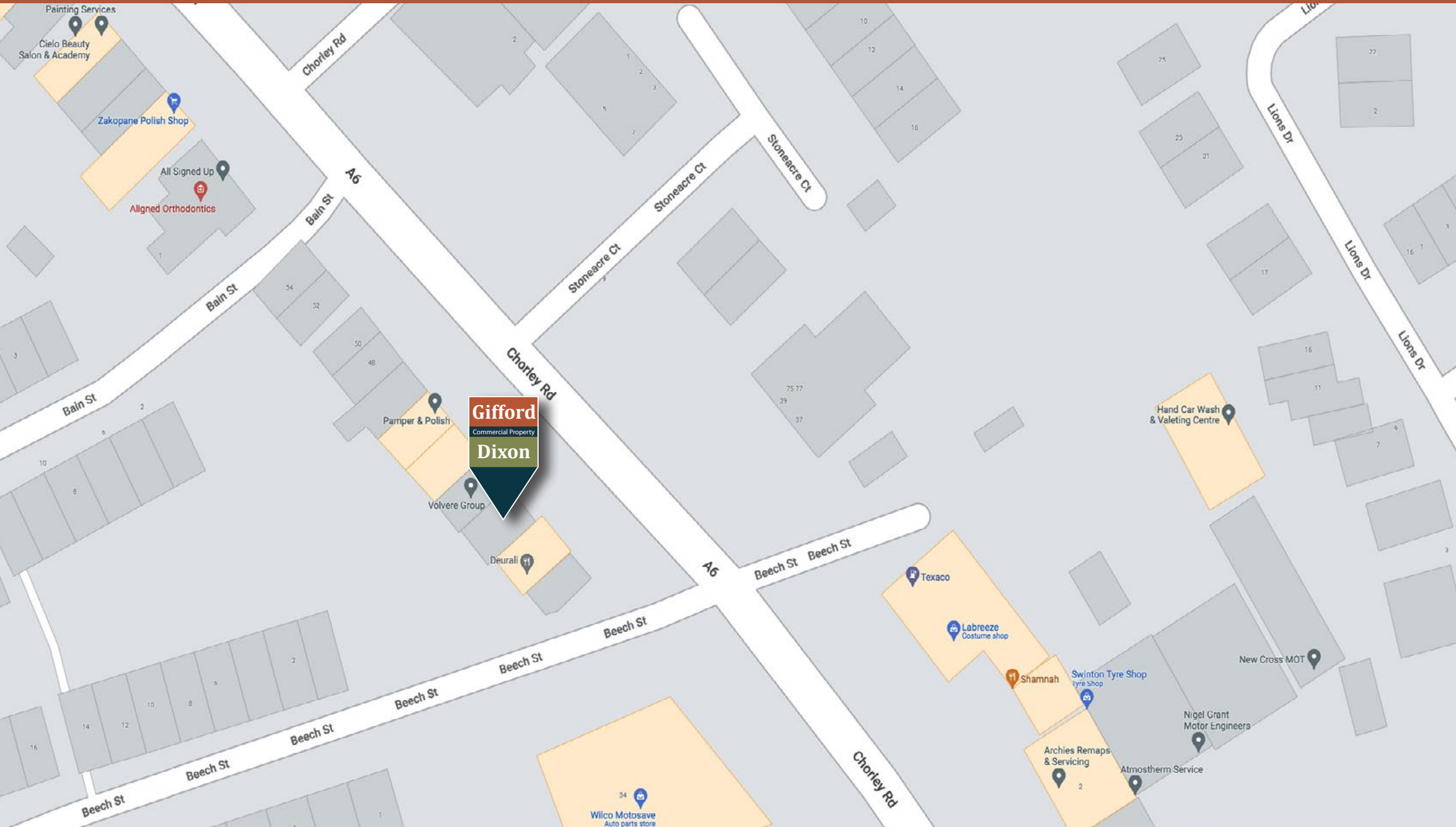
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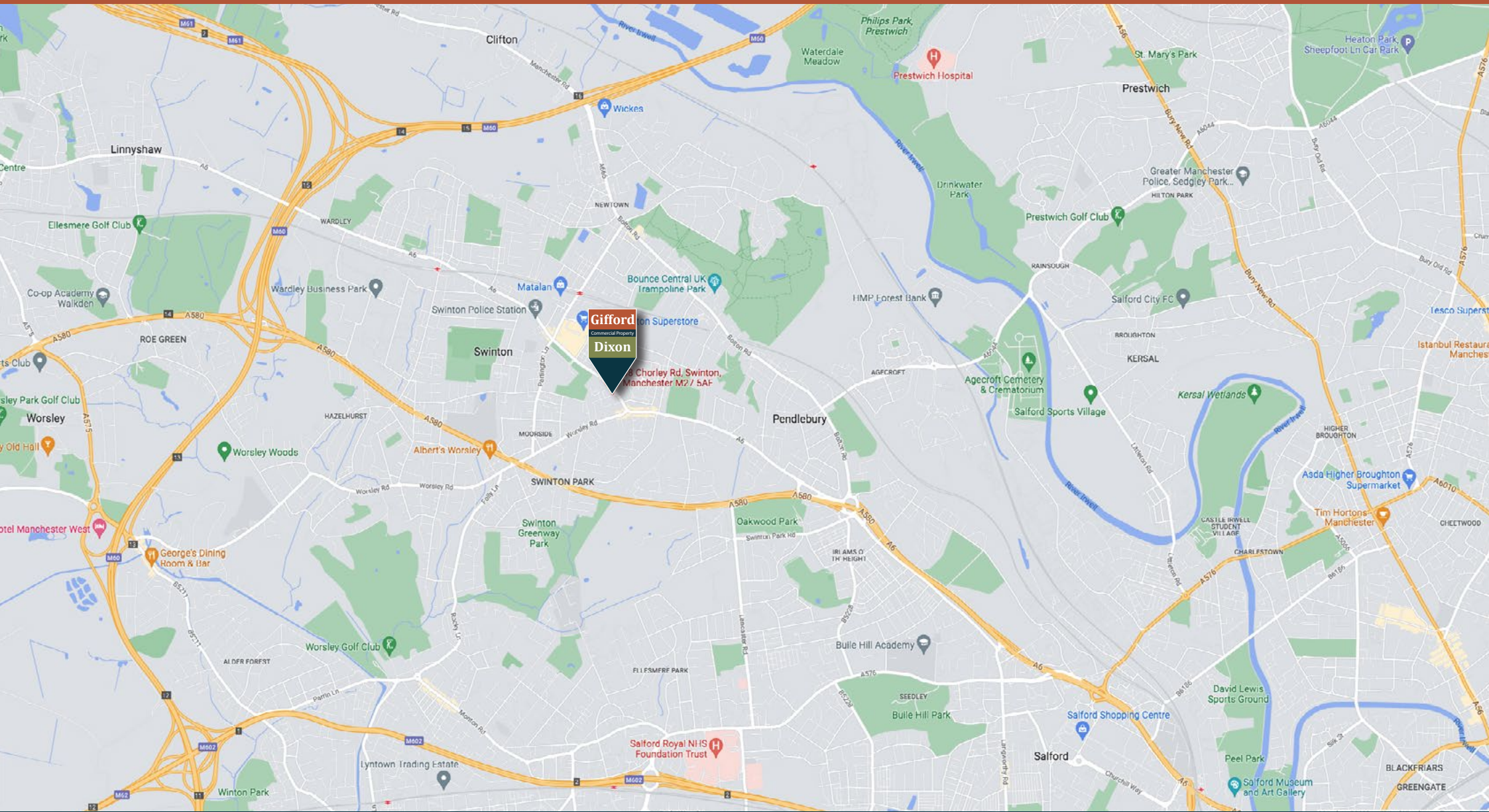
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