

# TO LET

**SALON / RETAIL PREMISES**  
**129.95 SQ M (1,399 SQ FT)**

**Lamb & Swift**  
Commercial Property

01204 522 275 | [lambandswift.com](http://lambandswift.com)



**UNIT 4**  
**STANDFIELD SHOPPING CENTRE**  
**BOOTHSTOWN**  
**WORSLEY**  
**M28 1FB**

**FROM**  
**£21,400**  
**Per annum**

- Salon ready but suitable for various uses
- Established shopping centre location with excellent residential catchment area
- On-site parking
- Kitchen & WC facilities
- Available as a whole or floor-by-floor
- Rental:
  - Whole building £27,500 per annum
  - Ground floor: £21,400 per annum



### LOCATION

This retail unit is located within the well established, and popular Standfield Shopping Centre, located just off the A572 Leigh Road in an otherwise residential area providing a substantial potential customer catchment.

Other occupiers of the shopping centre include Sainsburys, Betfred, Peak Pharmacy, Present Trend Gift Shop, Buffalo Bar & Grill, Masons Café / bar, Maltdog Boothstown, Shahbaaz Indian and Vesuvio Restaurant.

### DESCRIPTION

The subject property comprises a 2 storey, mid-terraced retail unit which was formerly occupied by a beauty salon. The unit still benefits from the previous fit out, and is ready for another occupier to open for business.

The space provides for an entrance / reception area, two treatment rooms, kitchen, store and WC to the ground floor. The first floor provides a further six treatment rooms of varying sizes. The treatment rooms have sinks installed throughout, and the premises is finished to a good standard and is ready for immediate occupation. The unit benefits from an external, electrically operated roller shutter,

There is an on-site public car park to the rear of the shops, and attractive landscaped area to the front.

### ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Ground Floor	72.57	781
First Floor	57.38	618
<b>TOTAL</b>	<b>129.95</b>	<b>1,399</b>

### LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed.

The whole unit is available for £27,500 per annum.

The ground floor only is available for £21,400 per annum

### SERVICES

The mains services connected to the property include water, gas, electricity supply and mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

### VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

### BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £12,000 from 1st April 2023.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

### EPC

The property has an EPC score of C – 53.

### LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

### ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

### VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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