TO LET

SALON / RETAIL PREMISES

129.95 SQ M (1,399 SQ FT)



01204 522 275 | lambandswift.com



UNIT 4 STANDFIELD SHOPPING CENTRE BOOTHSTOWN WORSLEY M28 1FB

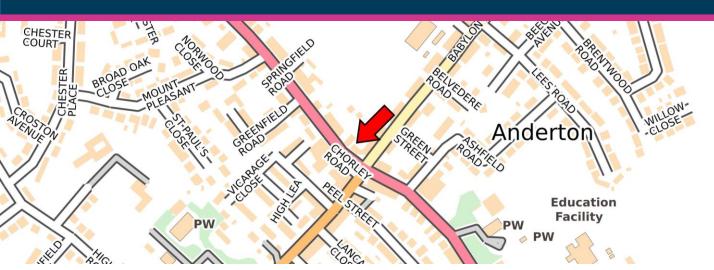
FROM
£21,400
Per annum

- 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-byfloor
- Rental:
 - Whole building £27,500 per annum
 - Ground floor: £21,400 per annum



01204 522 275 | lambandswift.com



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:

3 11		
DESCRIPTION	SQ M	SQ FT
Ground Floor	72.57	781
First Floor	57.38	618
TOTAL	129.95	1,399

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.

Telephone: 01204 522275

Contact: Josh Morgan

Email: JMorgan@lambandswift.com

Lamb & Swift Commercial 179 Chorley New Road

Bolton BL1 4QZ



Lamb & Swift

01204 522 275 | lambandswift.com















