

FOR SALE

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com

TRADE COUNTER PREMISES WITH PARKING
10,610 SQ FT (985.63 SQ M)

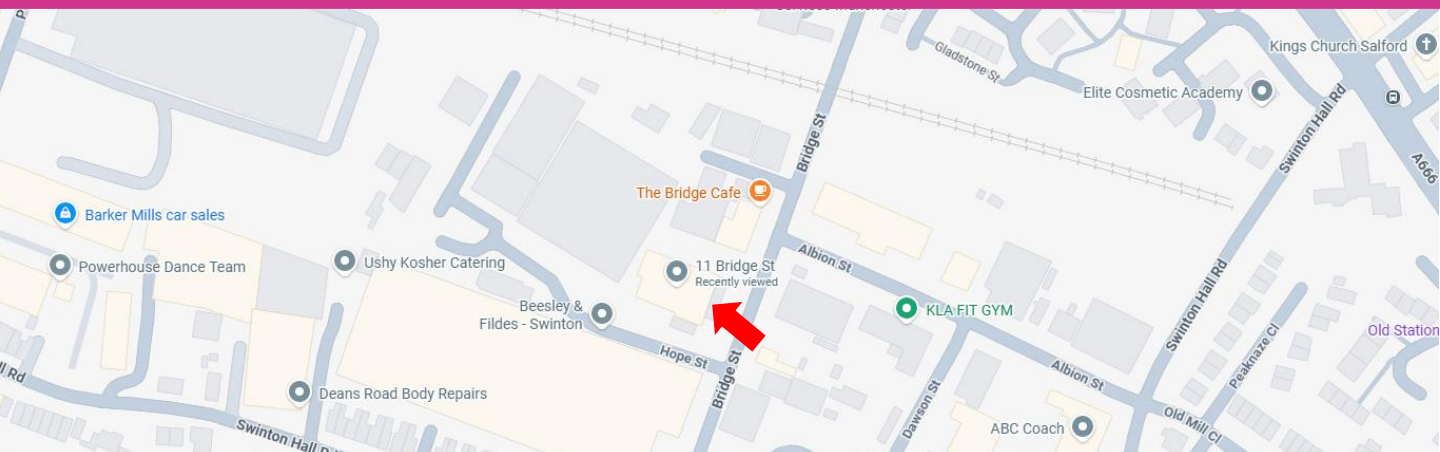


**11 BRIDGE STREET
SWINTON
MANCHESTER
M27 4DU**

**OFFERS IN THE
REGION OF**

£695,000

- Detached warehouse/trade counter.
- Excellent access to A6, A580 & M60
- Loading/Parking Provisions
- Substantial service yard to the side and rear
- Long Leasehold Interest
- Prime Swinton commercial location
- OIRO £695,000- No VAT



LOCATION

Swinton is a town in Greater Manchester, England. Historically in Lancashire, it stands on gently sloping ground on the south west side of the River Irwell, 3.4 miles (5 km) west north-west of Salford and 4.2 miles (7 km) west north-west of Manchester, adjoining the towns of Pendlebury and Clifton.

The subject property itself is located upon Bridge Street, at its junction with Hope Street, within a well-established mixed-use area lying to the north and east of the heart of Swinton Town Centre, including the Civic Centre and Swinton Railway Station.

DESCRIPTION

A traditionally constructed, detached warehouse/trade counter facility occupying a prominent position on Bridge Street, Swinton, set on a substantial site extending to approximately 0.634 acres.

The property provides a large trade counter and warehouse area, supported by ancillary offices, staff welfare facilities and canteen accommodation. The warehouse benefits from an insulated roof, concrete flooring and good servicing access. A roller shutter loading door is provided to the left-hand elevation, measuring approximately 2.75m in height by 2.94m in width.

Externally, the site provides customer parking to the front and a substantial service yard to the side and rear, together with additional covered storage. The property is secure, well-presented and ideally suited to continued trade counter, warehouse or distribution use.

ACCOMMODATION

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

	SQ M	SQ FT
Warehouse	748.74	8,060
Office	236.89	2,550
TOTAL	985.63	10,610
TOTAL SITE AREA	0.257 ha	0.634 acres

SALE PRICE

Offers in the region of £695,000.

VAT

VAT is not applicable.

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.

TENURE

The property is held on a 99-year long leasehold from 18/9/2020 at an annual rent of £11,000, subject to rent reviews every five years. The next rent review is due in 2030.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of 53,500 from 1st April 2026. Tenants are to make enquiries with the Local Authority to confirm the Rates Payable, as the payable figure can vary subject to business use, and tenants' eligibility for rate relief.

EPC

An EPC has been commissioned, and a full copy of the report can be made available soon.

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.

Contact: Kieran Sutton

Email: ksutton@lambandswift.com

Telephone: 01204 522275

Lamb & Swift Commercial
Bolton Wanderers Football Stadium
Burnden Way
Bolton
BL6 6JW



Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

Main Unit



Main Unit



Kitchen/Canteen



Office to the Front Elevation



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Car Park/Service Yard



Office to the Right Elevation



Car Park/Service Yard



Left-hand Elevation



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Powell Hardware Ltd, 11 Bridge Street, Pendlebury,
Swinton, Manchester, M27 4DU



Site Plan - For illustrative purposes only

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