

# Gifford Dixon

Commercial Property

## Leisure, Office, Retail To Let

£34,000 per annum

3,032 sq ft

**217-219 Manchester Road,  
Swinton, Manchester, M27  
4TY**

Substantial retail/office  
premises with private car park  
to rear

- Suitable for retail, office, restaurant uses
- Prominently located on Manchester Road
- Open plan workshop/office to first floor
- Recently extended to provide additional storage with office to rear
- Private parking for 15+ vehicles

0161 667 1317  
gifforddixon.co.uk





## Description

Built in the early 2000's, the property is of traditional cavity brick construction beneath a pitched tiled roof, with single storey outrigger to the rear of similar construction. To the rear is a substantial private car park with parking for 15+ vehicles.

The property is accessed from Manchester Road and benefits from 3 entrance doors across the frontage, leading to the following accommodation. 2 x retail spaces, reception, store room, w/c, disabled w/c, and large extension store room with office off to the rear. Internal stairs lead to the first floor where a kitchen and large open plan office/workshop is located. Partitioned walls to the ground floor provide the opportunity to open up/configure the space to your individual requirements.

## Location

The property is located on the A6 in the Pendlebury area of Swinton, next door to Swinton Discount Warehouse and a short walk from Swinton Square Shopping Centre where national retailers such as Boots, Home Bargains and Costa Coffee can be found.

The premises benefits from excellent transport links being within a few minutes of both Junction 16 (Clifton/Swinton) or Junction 13 (Worsley) of the M60 motorway, providing links to the national motorway network (M61, M62, and M602). Swinton railway station is located approximately a 10 minute walk from the property. Additionally the property is located on a major bus corridor (A6), with services departing every few minutes.



**Gifford Dixon**

Commercial Property

**217-219 Manchester Road, Swinton, Manchester, M27 4TY**



### Summary

- Rent: £34,000 per annum
- Business rates: £9,072.50 per annum Based on retail, hospitality or leisure use
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease
- Terms: 6 years

### Further information

- [View Microsite](#)

### Contact & Viewings

Steven Gifford-Dixon  
 0161 667 1317  
[steven@gifforddixon.co.uk](mailto:steven@gifforddixon.co.uk)

### Accommodation

Floor/Unit	Description	sq ft	sq m
Ground	Retail/Office space	1,685	156.54
1st	Office/workshop	1,347	125.14
<b>Total</b>		<b>3,032</b>	<b>281.68</b>

### Terms

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

### Business Rates

Rateable Value - £23,750 (from 1st April 2026)

Rates payable, based on Retail, Hospitality, and Leisure (RHL) use are believed to be in the region of £9,072.50 based on a rate of 0.382p/£.

Interested parties are advised to make their own enquiries with Salford City Council

### Services

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

### Legal fees

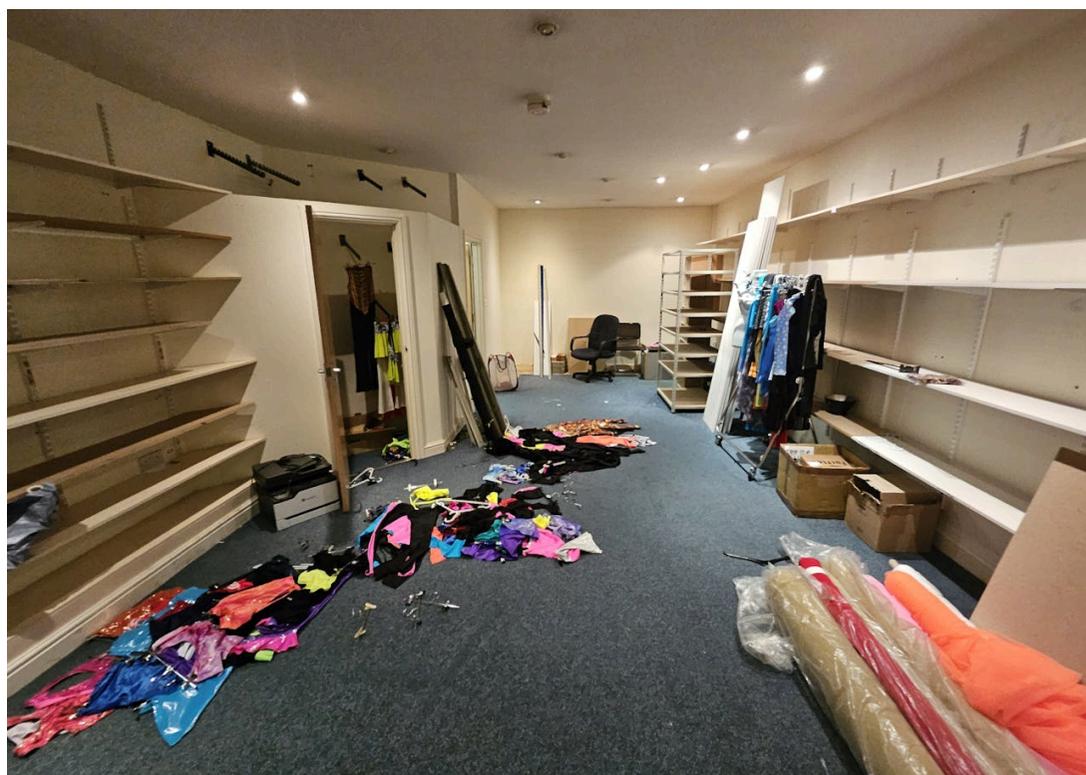
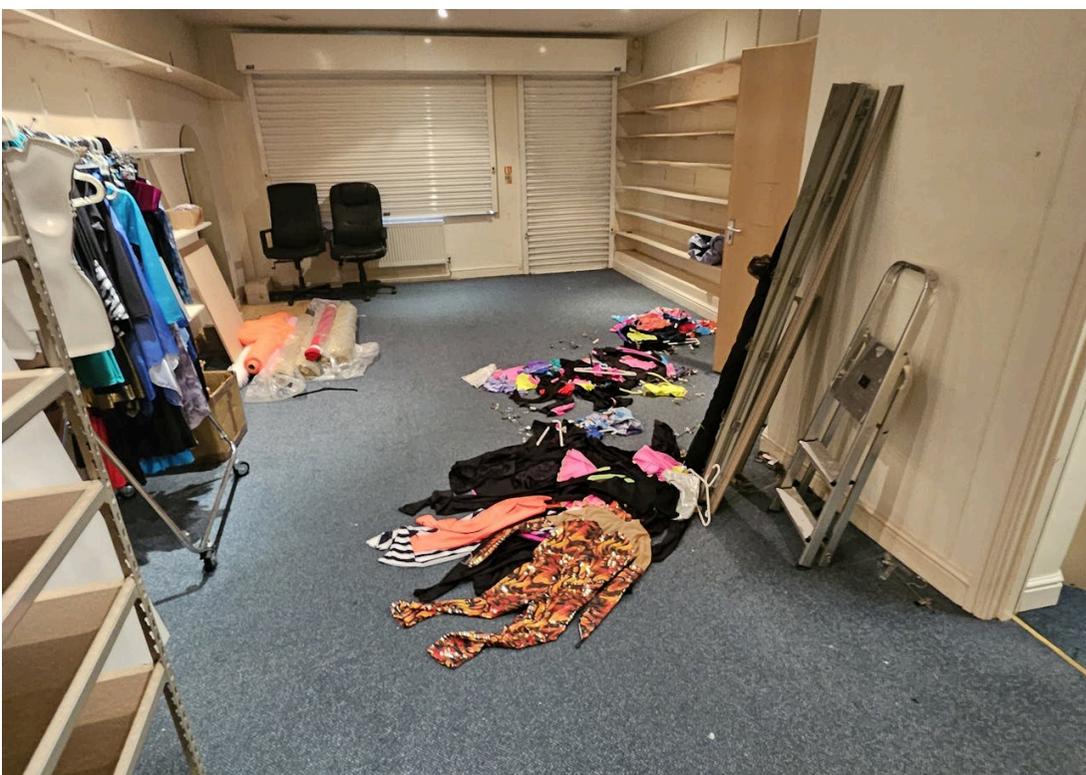
Each party are to be responsible for their own legal costs incurred in this transaction.

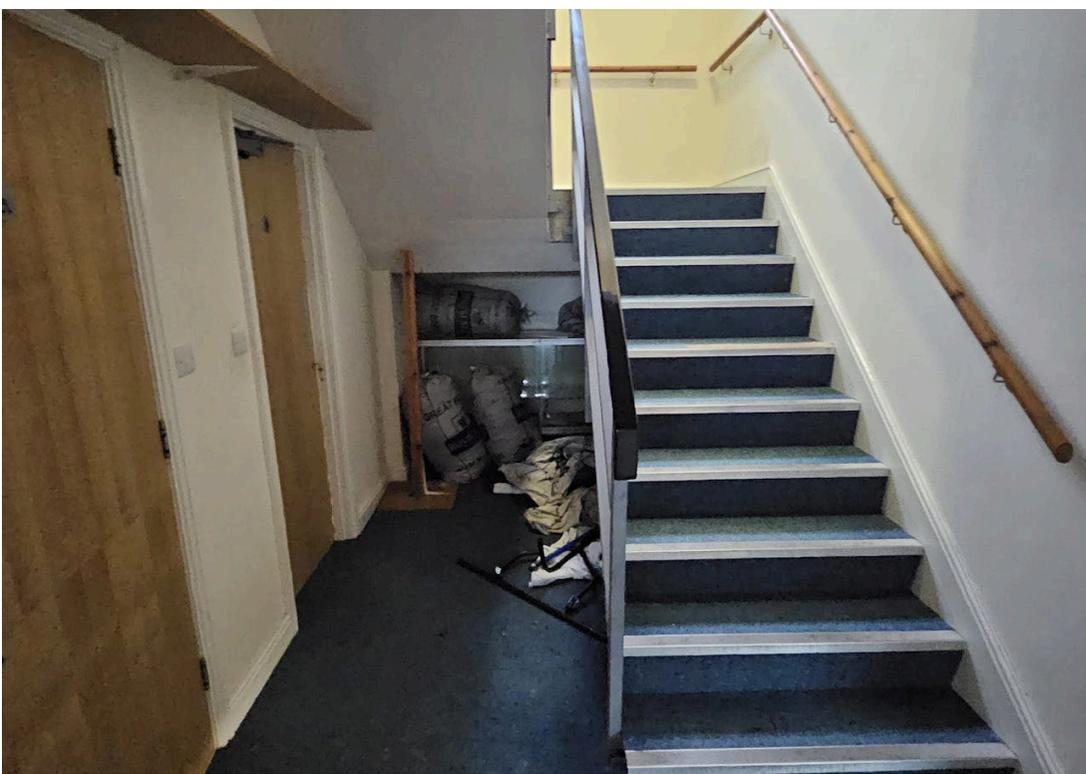
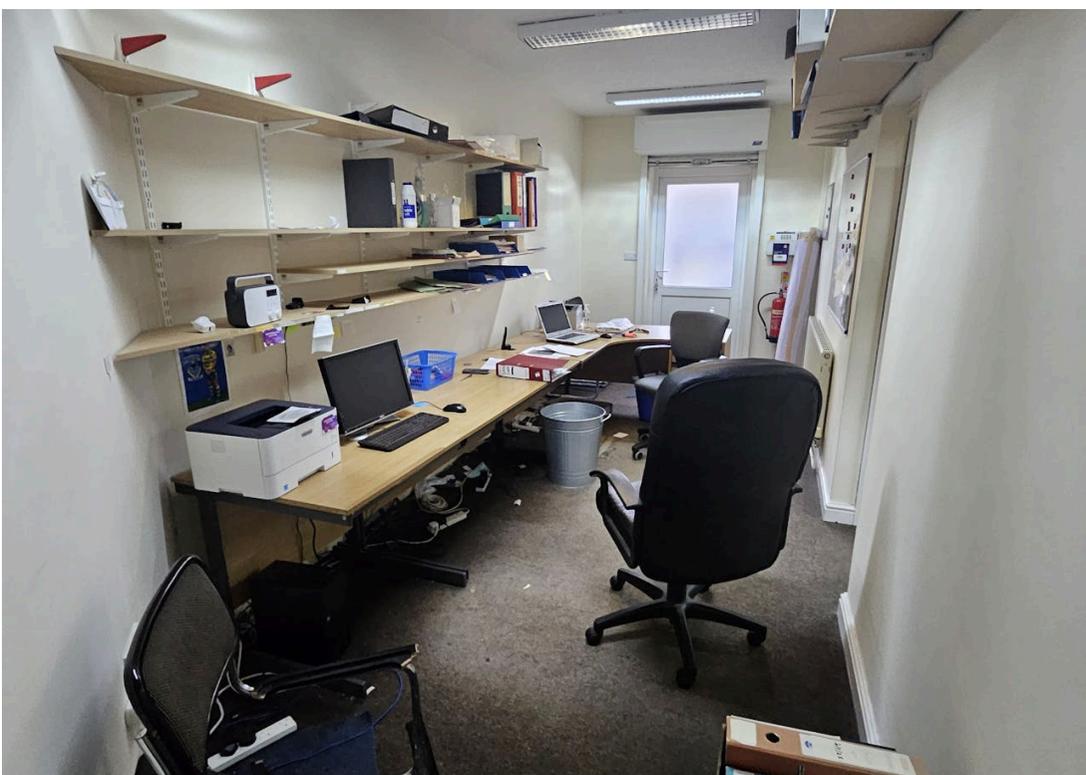
### VAT

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

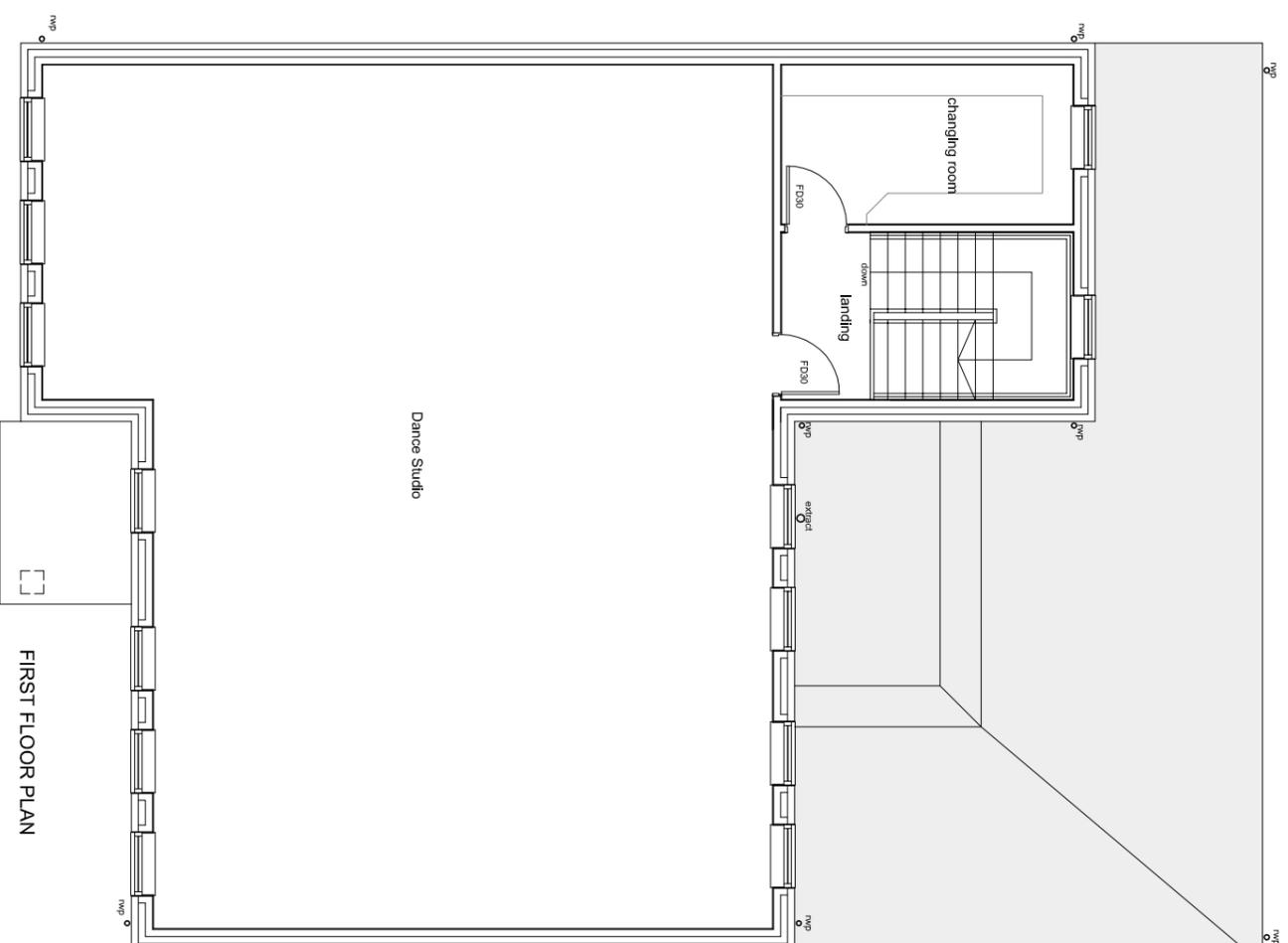
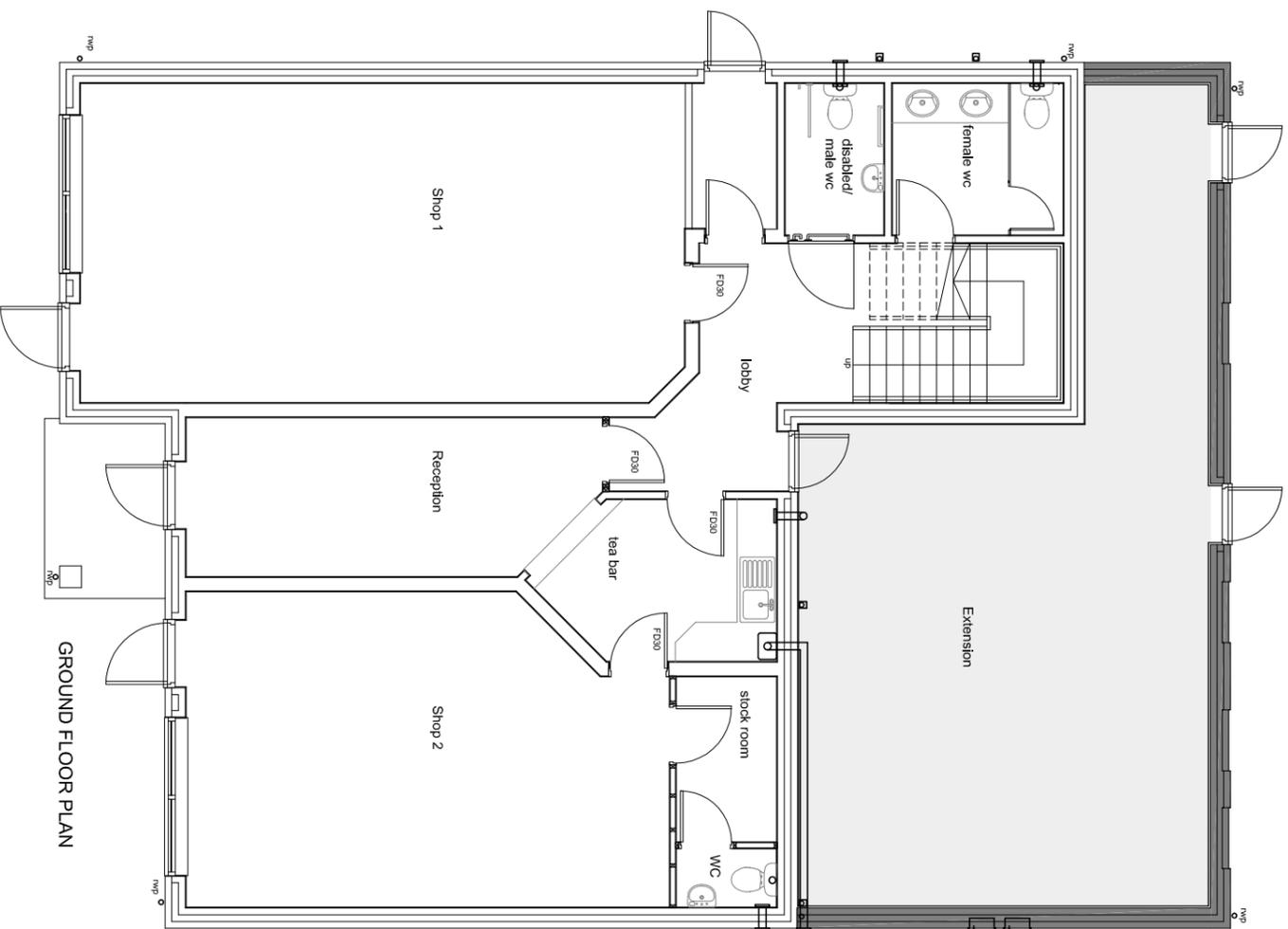
### Availability

Available Immediately

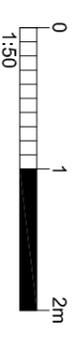








Legend  
 area of extension



Title  
**Proposed Plans**

Scale  
 1:50@A3

Dwg.No.  
 3580 / 2.00 A

Date  
 11.06.12

Client  
 Mr. J.Rowe

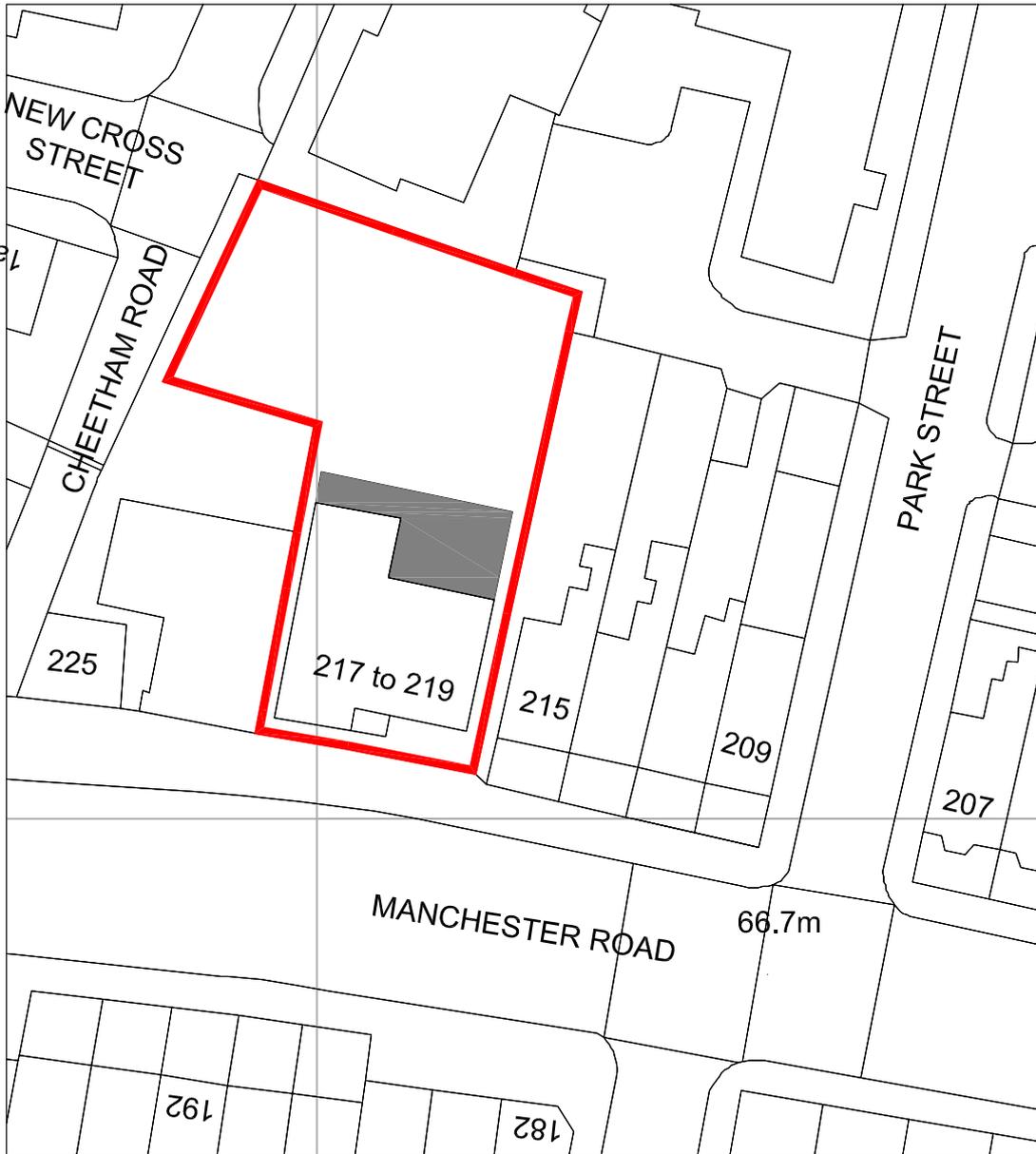
Site  
**Dance Studios**

Manchester Road,  
 Swinton.



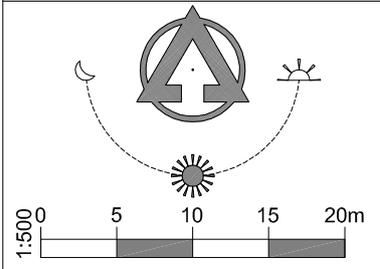
**BRITCH & ASSOCIATES**  
 CHARTERED ARCHITECTS

31 The Crescent, Salford, Manchester M5 4PF  
 0161 736 1447  
 office@britch.co.uk



Embedded Drawings			
Comp.	Layer	Dwg. No.	Iss.
B&A	B&A		
OS	OS	n/a	n/a

Site Area (t.b.c)  
0.071 hectares 0.174 acres



© Crown Copyright 2006. All rights reserved. Licence number 100020449

Title  
**Site Plan**

Drawing No.  
**3580 / 2.02**

Scale: **1:500@A4**  
Date: **11.06.12**



**BRITCH & ASSOCIATES**  
CHARTERED ARCHITECTS

31 The Crescent, Salford, Manchester M5 4PF  
0161 736 1447 0161 745 7564  
office@britch.co.uk