

Gifford Dixon

Commercial Property

Investment - Mixed use, Retail For Sale

£210,000

1,353 sq ft

**38 Chorley Road, Swinton,
Manchester, M27 5AF**

Fully income producing mixed
use investment property

- Attractive 8.37% NIY
- Established shop tenant
- Excellent transport links nearby
- Well appointed and generous 1 bedroom flat
- Potential for rental growth

0161 667 1317
gifforddixon.co.uk





Description

The property is a substantial two-storey mid terraced property plus basement and loft conversion, with brick elevations beneath a pitched tiled roof to the main building. The property comprises a well appointed ground floor and basement tailors shop t/a 'Alterations Specialists', with retail area to the front, sewing/alterations room to the middle, and kitchen plus W/C facility to the rear. There is also useful storage space both in the basement and to the attached outrigger accessed externally to the rear.

The uppers floors provide generously proportioned residential accommodation, accessed via external staircase from the rear yard. The accommodation is set out over two floors and provides entrance hall, lounge, dining / kitchen, bathroom to the first floor, with a spiral staircase leading from the lounge to the attic room where the bedroom is located.

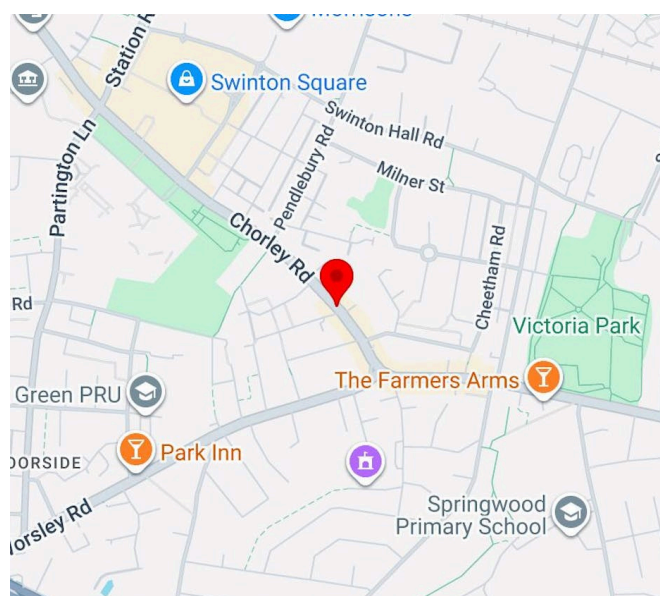
Externally there is a useful private car park to the rear with space for 3 vehicles.

Location

The property is positioned 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, Check Security Systems, Pamper & Polish nail and beauty salon and Hair by Charlotte, while it is also across from Texaco filling station.





Accommodation

Floor/Unit	Description	Building Type	sq ft	sq m	Availabil
Ground	Retail Unit	Retail	540	50.17	Let
Basement	Storage for Retail Unit	Retail	174	16.17	Let
1st	Separate Flat - kitchen/diner, lounge, bathroom and hallway	Residential	509	47.29	Let
2nd	Flat - Bedroom	Residential	130	12.08	Let
Total			1,353		125.71

Tenure

The property is held Freehold

Tenancy

The ground floor and basement are let to an independent tailor t/a 'Alterations Specialist' by way of a 6 year effective FRI lease from 1st December 2022 at an passing rent of £9,000pa, subject to 3 yearly upward only rent reviews and no break options.

The upper floor 1 bedroom flat is let by way of a 6 month AST agreement from 18th November 2025 at £750pcm (£9,000pa), providing a combined rental income of £18,000pa presently.

Sale

We are instructed to invite offers in excess of £210,000. A purchase at this level would reflect an attractive net initial yield (NIY) of 8.37% after allowing purchasers costs of 2.37%, and on the basis of a TOGC.

VAT

The property is not elected for VAT and so no VAT is attributable to the sale.

EPC

Shop = C(62)

Flat = D(66)

Legal Fees

Each party are to be responsible for their own legal fees incurred in this transaction,

Summary

- Price: £210,000
- Business rates: 100% SBRR available to qualifying tenants
- Service charge: n/a
- VAT: Not applicable
- Legal fees: Each party to bear their own costs

Further information

- [View Microsite](#)

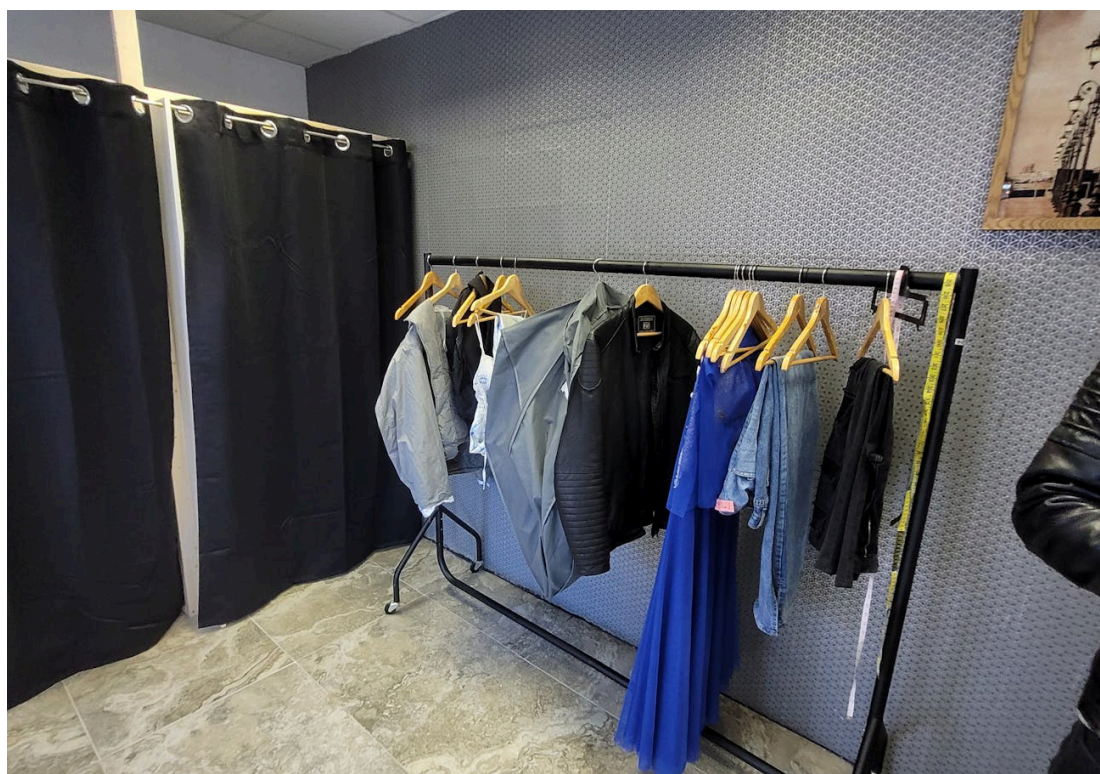
Contact & Viewings

Steven Gifford-Dixon
0161 667 1317
steven@gifforddixon.co.uk

Gifford Dixon

Commercial Property

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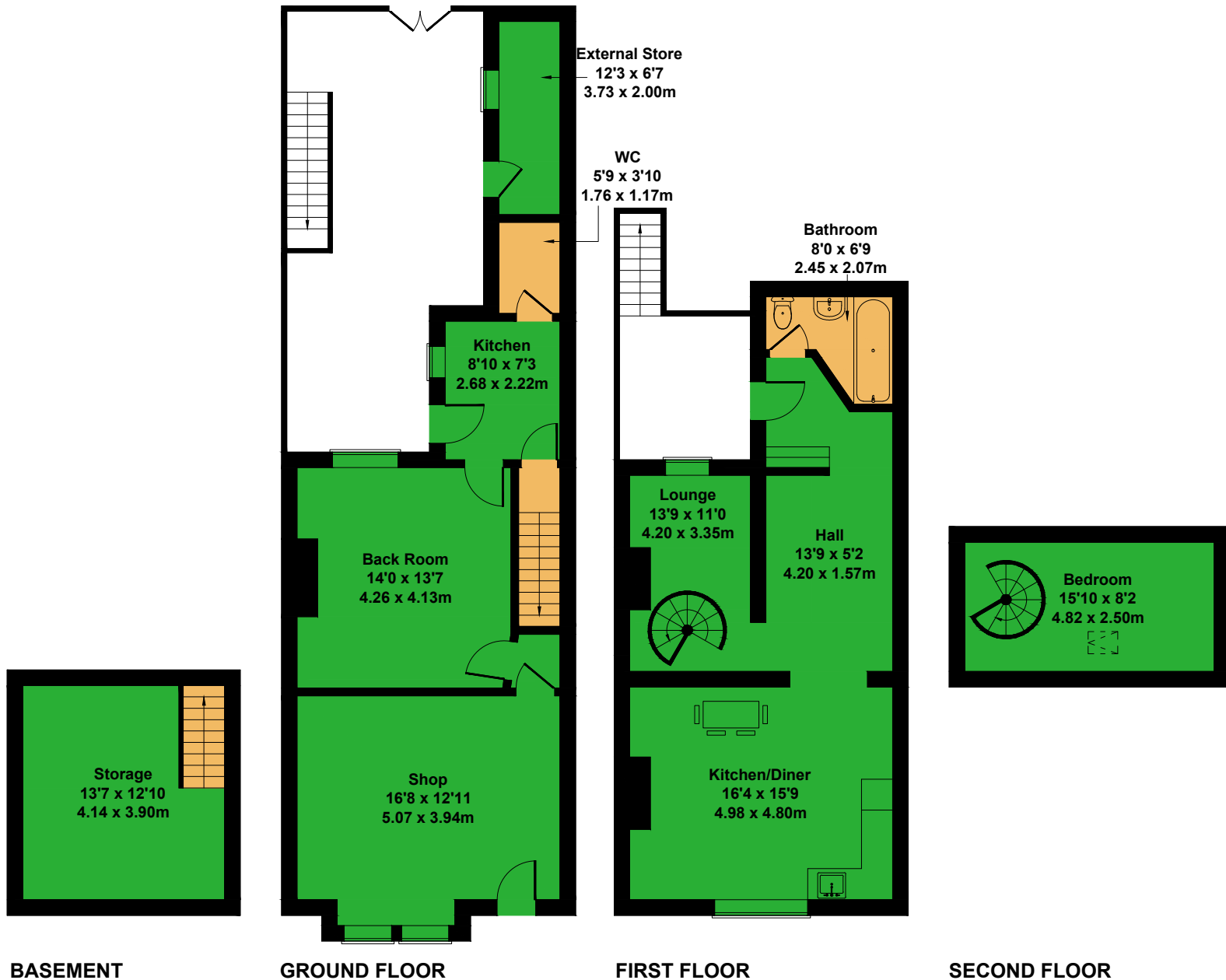




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Approximate Gross Internal Area

1453 sq ft - 135 sq m



Not to Scale. Produced by The Plan Portal 2026
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