

Retail in M27

East Lancashire Road, Swinton, Manchester, Greater Manchester, M27 0BE

£375,000 Starting Bid

Allocated parking

Property features

- Commercial Premises Set Over Two Floors
- Visibility And Direct Access From A580 East Lancashire Road
- Secure Gated Parking for 8
- External Storage Container With Electricity
- *Kitchens and Appliances not included*

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
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- Flexible viewing slots
- Accompanied viewings

Description

For Sale Via Online Auction. Fees Apply.

We are pleased to market this commercial premises is set over two spacious floors, providing an excellent opportunity for a range of business uses.

Located in the prime area of Swinton, the property boasts exceptional visibility and direct access from the A580 East Lancashire Road, ensuring high levels of passing trade and convenience for clients and staff alike.

The interior is well-proportioned and versatile, with ready-to-use CCTV installed both internally and externally for added security and peace of mind. Please note, kitchens and appliances are not included in the sale.

Externally, parking included for up to eight vehicles, offering ample space for staff and visitors. An external storage container with electricity is also included to the rear, providing practical solutions for additional storage or equipment needs.

This commercial premises presents a rare opportunity to acquire a prominent, accessible site with excellent facilities in a sought-after location. Early viewing is highly recommended to fully appreciate the potential on offer.

The first floor premises, currently occupied by a tenant, currently on a rolling basis with a rental income of £1025pcm.

Rooms and dimensions -

Showroom 1

22' 8" x 15' 9" (6.90m x 4.80m)

Showroom 2

26' 7" x 19' 8" (8.10m x 6.00m)

Office

11' 6" x 10' 10" (3.50m x 3.30m)

Wc

6' 7" x 2' 6" (2.00m x 0.76m)

First Floor Room 1

15' 9" x 13' 5" (4.80m x 4.10m)

First Floor Room 2

14' 1" x 14' 1" (4.30m x 4.30m)

First Floor Room 3

10' 2" x 14' 1" (3.10m x 4.30m)

First Floor Room 4

7' 3" x 7' 7" (2.20m x 2.30m)

First Floor Kitchen

4' 7" x 4' 3" (1.40m x 1.30m)

First Floor Wc

3' 11" x 3' 3" (1.20m x 1.00m)

Price: Starting Bid £375,000

Property Type: Retail

Business Type: B & B's

Parking: Allocated

Description

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Location

Located in a Prime Location of Swinton.

Tenure

Freehold - Title number
GM254979

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



East Lancashire Road, Swinton, Manchester, Greater Manchester, M27 0BE

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , commercial@pattinson.co.uk, www.pattinson.co.uk

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