Gifford Dixon

Commercial Property

Investment - Mixed use, Retail For Sale

£220,000

1,353 sq ft

38 Chorley Road, Swinton, Manchester, M27 5AF

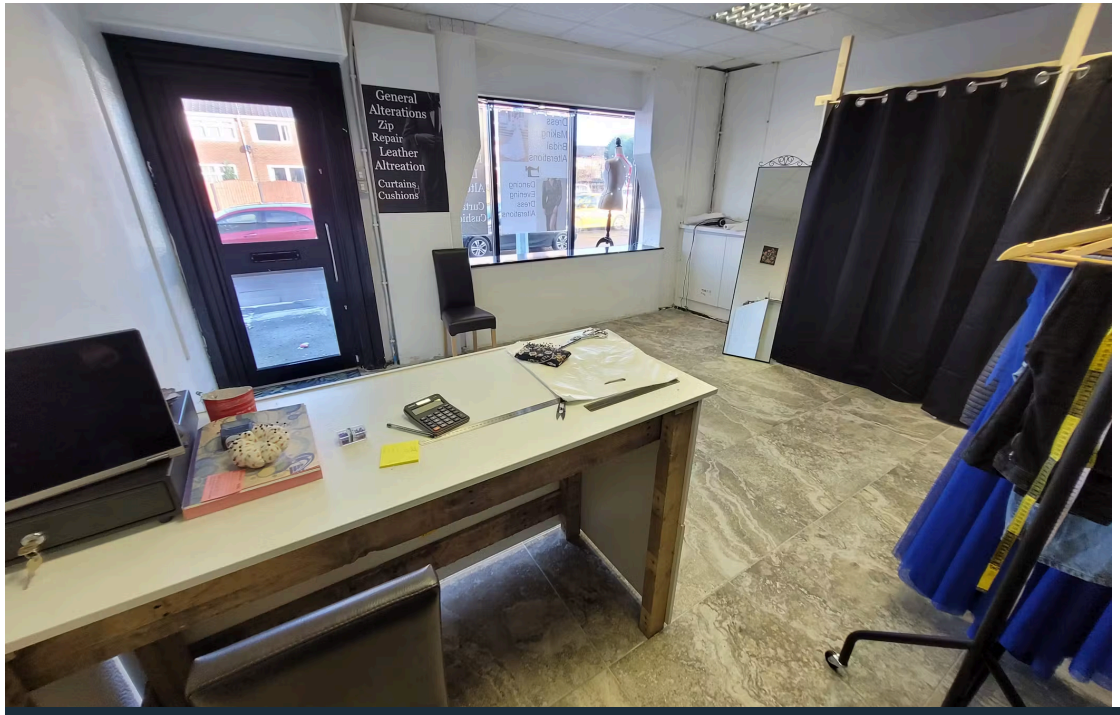
Fully income producing mixed use investment property

- Attractive 8% NIY
- Established shop tenant
- Excellent transport links nearby
- Well appointed and generous one bedroom flat
- Potential for rental growth
- Newly re-covered flat roof to rear



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 Specialist', 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, where the flat roof has been newly re-covered.

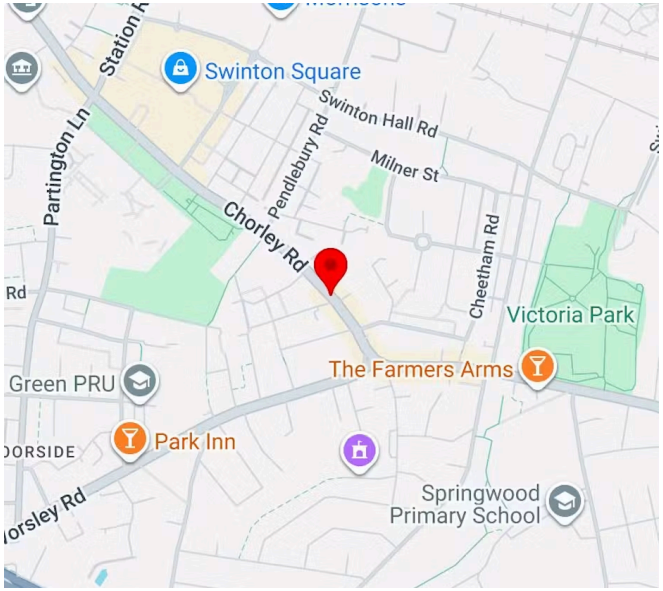
The uppers floors provide generously proportioned residential accommodation, accessed via external staircase from the rear yard. The accommodation is set out over two floors and provides entrance hall, lounge, dining / kitchen, bathroom to the first floor, with a spiral staircase leading from the lounge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



Summary

- Price: £220,000
- 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 details on our website
- View Microsite

Contact & Viewings

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steven@gifforddixon.co.uk

Accommodation

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

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 £220,000. A purchase at this level would reflect an attractive net initial yield (NIY) of 8% after allowing purchasers costs of 2.44%, 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

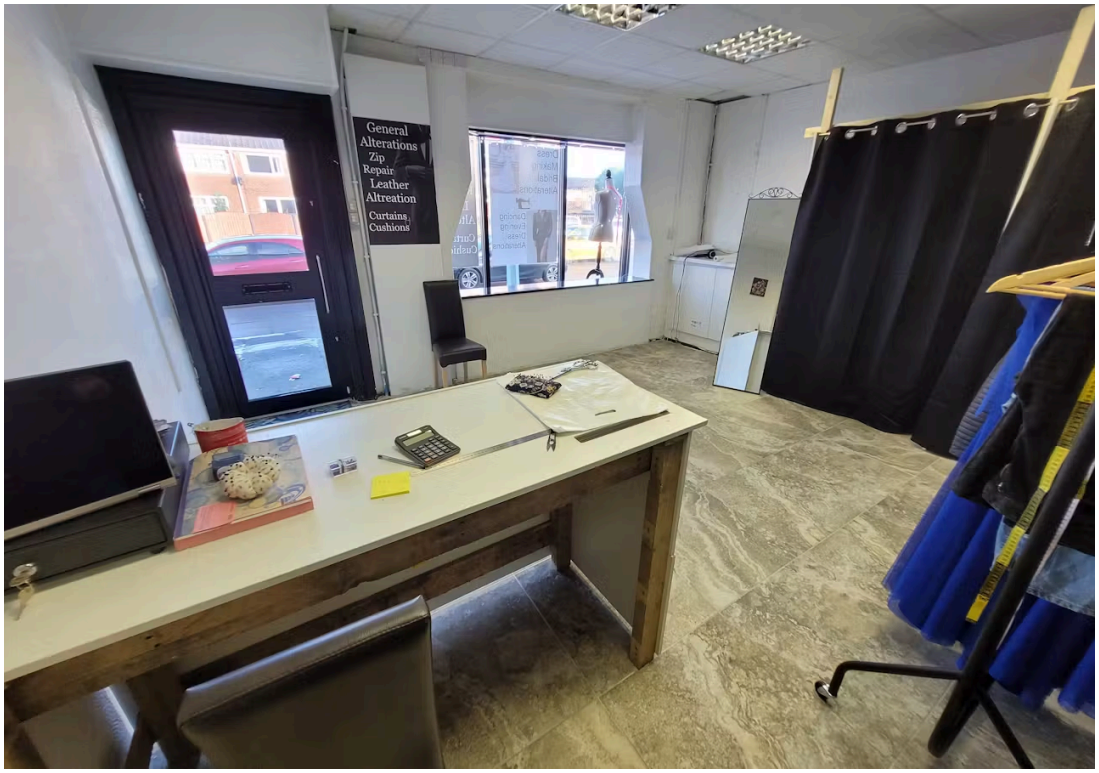
Shop = C(62)
Flat = D(66)

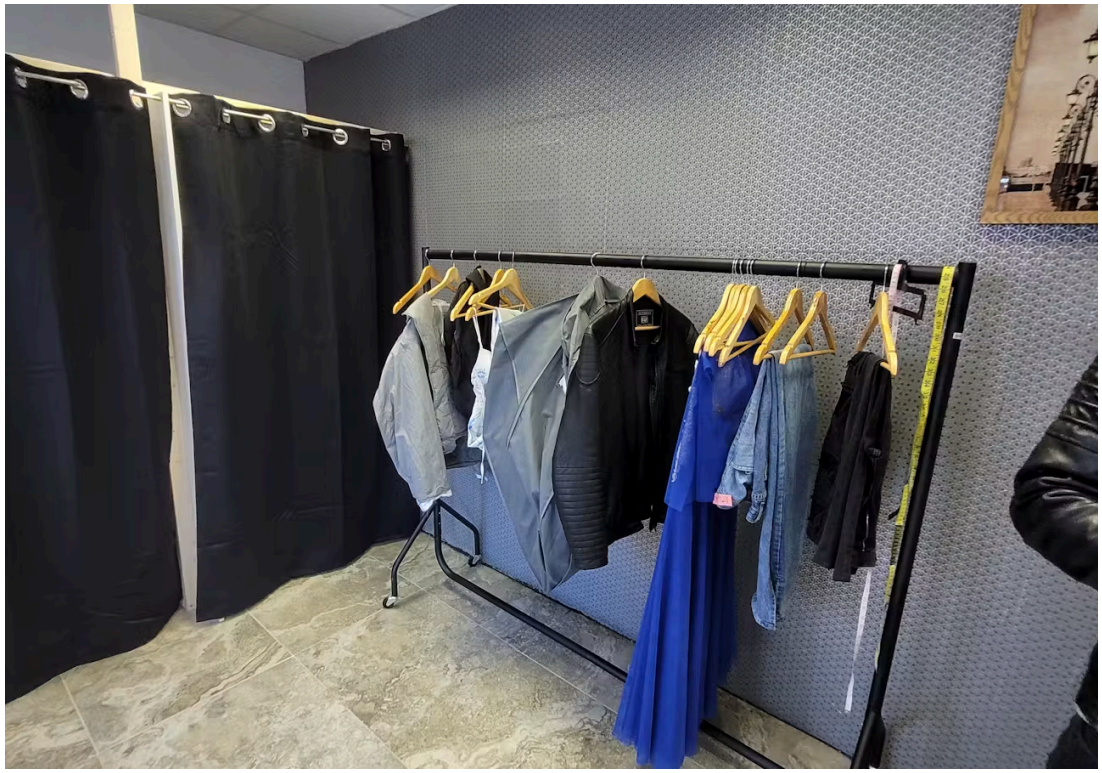
Legal Fees

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

Gifford Dixon
Commercial Property

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General
Alterations
Zip
Repair
Leather
Altreation
Curtains
Cushions




Fire exit
Keep clear




2026.09.11 11:08












Response



38 Chorley Road, Swinton, Manchester, M27 5AF

Approximate Gross Internal Area
1453 sq ft - 135 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

HM Land Registry
Official copy of title plan

Title number **GM205805**
Ordnance Survey map reference **SD7701SE**
Scale **1:1250**
Administrative area **Greater Manchester : Salford**

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