

To Let



Wythenshawe

14 The Birtles, Civic Centre, M22 5RG

1,741 sq ft (161.74 sq m)

Rent on Application

Location & Description:

- Wythenshawe Civic Centre is a popular hub situated in a large suburb in southern Manchester. The town benefits from direct access to major roadways such as the M56, M60, and other key routes to the city centre.
- The town centre offers over 350,000 sq ft of retail space, around 750 free car parking spaces.
- The shopping centre is anchored by popular retailers such as Asda, Boots, B&M and Home Bargains.
- The premises occupies a prominent position, with occupiers in the immediate vicinity including Farmfoods, Poundland, Greggs and Wynsors.

Demise:

Ground Floor 1,741 sq ft (161.74 sq m)

Rent:

Available upon request.

Lease:

A new full repairing and insuring lease for a term of years to be agreed.

Service Charge:

On-account service charge for the current year stands at approximately £5,460.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £26,500.

Date Prepared:

January 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:**Jessica Swain**

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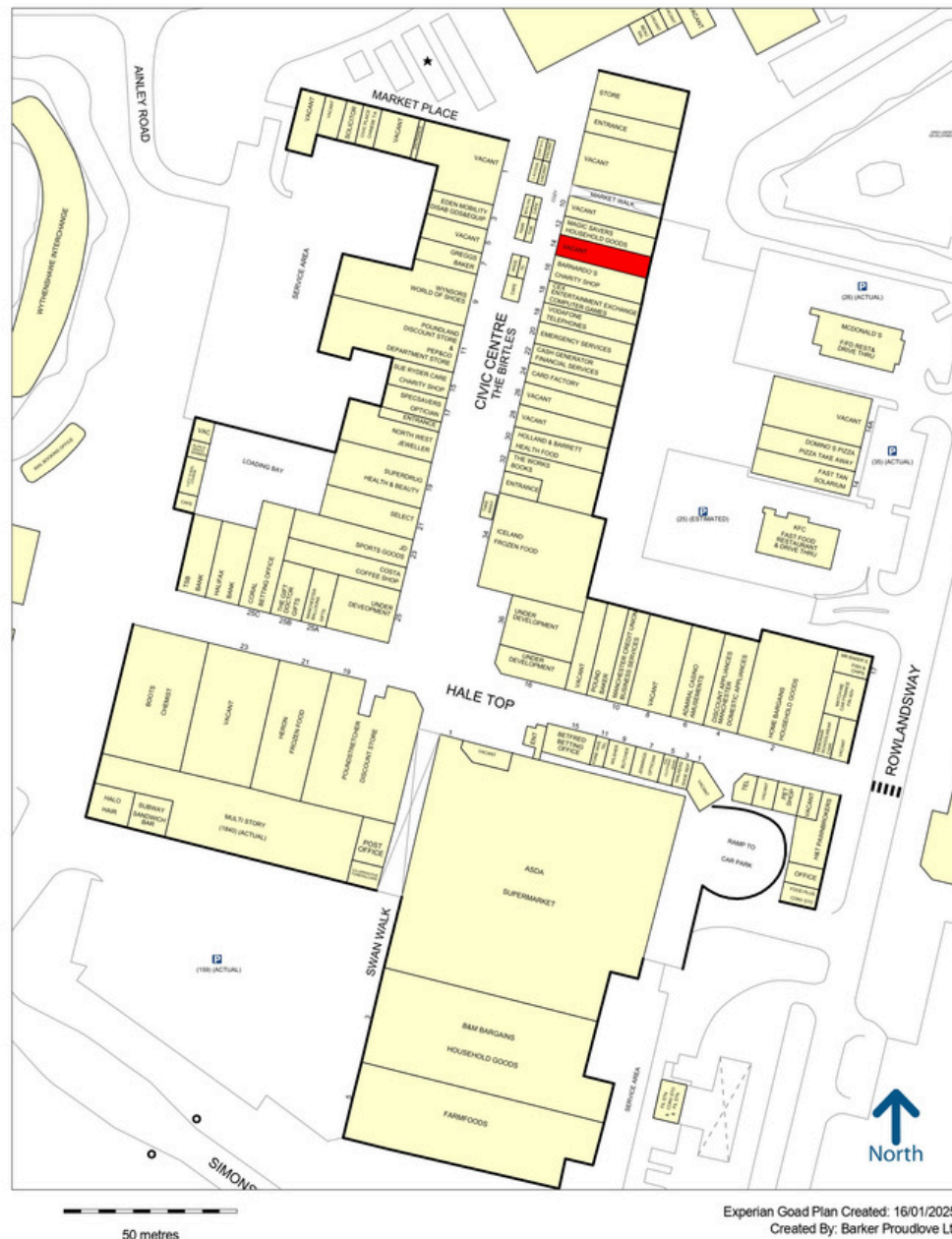
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Manchester - Wythenshawe



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