

To Let



Wythenshawe

28 The Birtles, Civic Centre, M22 5RG

1,765 sq ft (163.98 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.
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Demise:

Ground Floor 1,765 sq ft (163.97 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 £5,536.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £27,000.

Date Prepared:

January 2025

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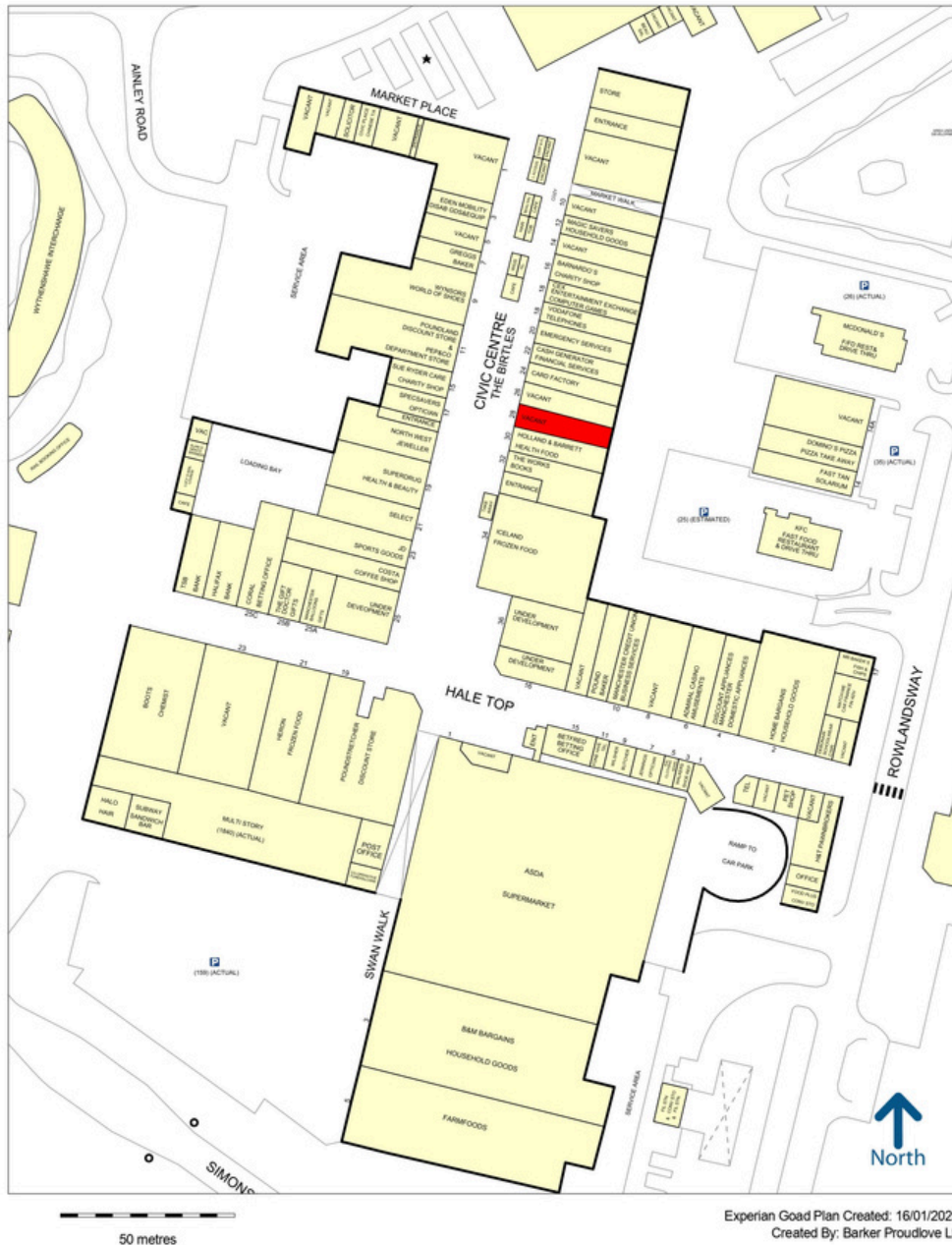
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Manchester - Wythenshawe



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