

Manchester Office: 0161 631 2852

# To Let



# Wythenshawe

16 The Birtles, Civic Centre, M22 5RG

1,770 sq ft (164.44 sq m)
Rent on Application
Subject to Vacant Possession



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# **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 1,770 sq ft (164.44 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 £4,780.18.

#### EPC:

Available upon request.

# **Legal and Professional Fees:**

Each party to bear their own costs.

# **Rating Assessment:**

Rateable Value (April 2023) - £28,000.

# **Date Prepared:**

March 2025

### **Contact Us:**

# Jessica Swain

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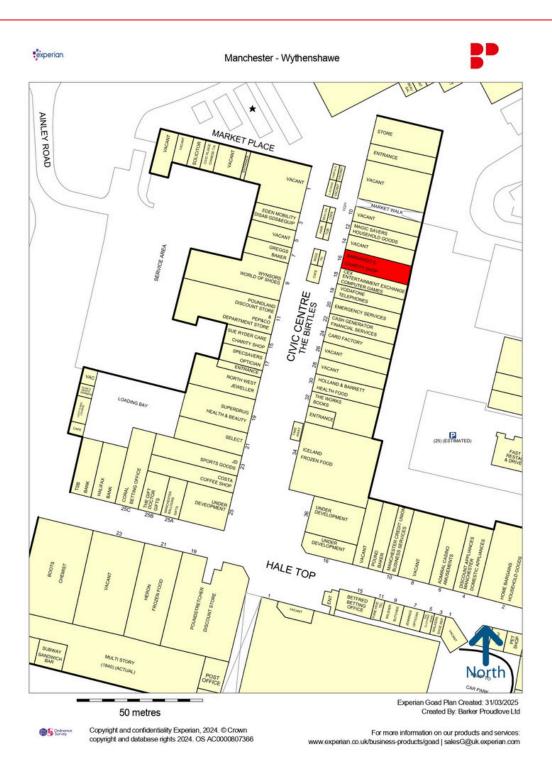
# **Tom Prescott**

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