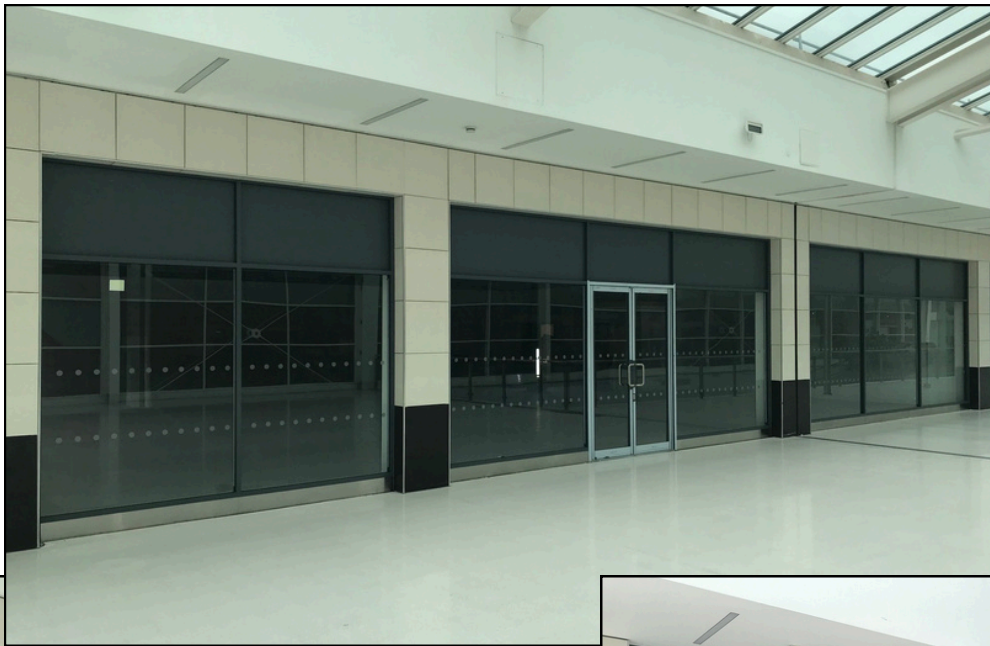


Prime Retail Units To Let



Walkden

Walkden Town Centre, M28 3ZH

Units from 1,000 - 13,000 sq ft

Rents on Application

A Range of Units to Suit a Number of Retailers

Location & Description:

- Walkden is a popular commuter town situated 8 miles North West of Manchester City Centre with a resident population of 684,000 within 6 miles (10km).
- The shopping centre occupies a prominent and well connected position at the junction of Bolton Road (A575) and A6 main arterial route into Manchester.
- The scheme benefits from 2,000 + free car parking spaces and EV charging points.
- Existing occupiers include: Tesco, Boots, JD Sports, Costa, Nandos, M&S, McDonalds and KFC.

Demise:

Units comprise of the following approximate areas:

Ground Floor, Lady Harriet Walk:

Unit 18	Under Offer
Unit 22	Under Offer
Unit 30	2,465 sq ft (229 sq m)
Unit 31	2,400 sq ft (223 sq m)
Unit 32	1,227 sq ft (114 sq m)
Unit 33	1,270 sq ft (118 sq m)

First Floor, Lady Harriet Walk:

Unit 48	1,250 sq ft (117 sq m)
Unit 52	3,450 sq ft (320 sq m)
Unit 53	5,209 sq ft (484 sq m)
Unit 55	12,960 sq ft (1,204 sq m)

External Unit, Bolton Road:

49 Bolton Road 1,614 sq ft (150 sq m)

Asking Rents:

Unit 18 - Under Offer
Unit 22 - Under Offer
Unit 30 - £32,500 pax
Unit 31 - £32,500 pax
Unit 32 - £17,500 pax
Unit 33 - £17,500 pax
Unit 48 - £17,500 pax
Unit 52 - £45,000 pax
Unit 53 - £67,500 pax
Unit 55 - Rent on Application
49 Bolton Road - £19,500 pax

Lease:

The units are available on new eFRI leases for a term of years to be agreed.

Service Charge:

Available upon request.

EPC:

Available upon request.

Legal and Professional Costs:

All parties are to bear their own legal costs.

Rating Assessment:

Interested parties to verify this information with the local rating authority.

Date Prepared:

July 2025

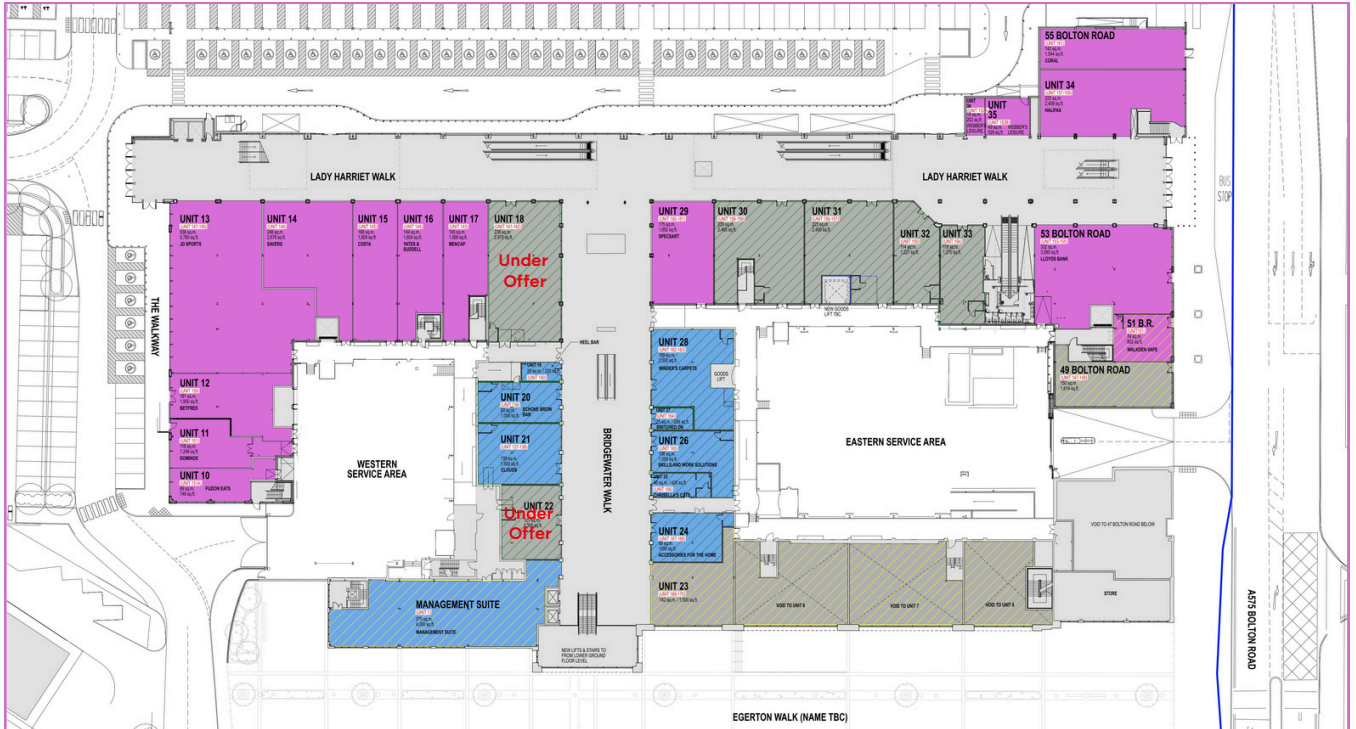
MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

Jon Lovelady
07717 661389
jon@barkerproudlove.co.uk

Joint Agent:

Graham & Sibbald
Connor Molloy M: 07841 661 990

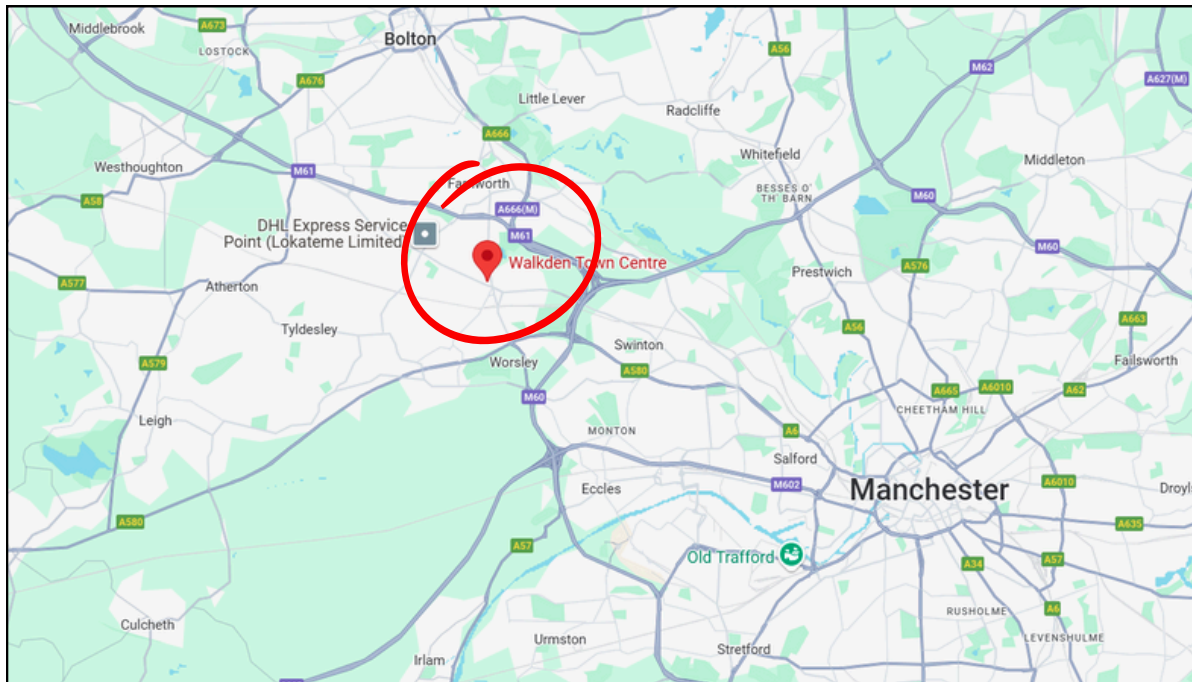
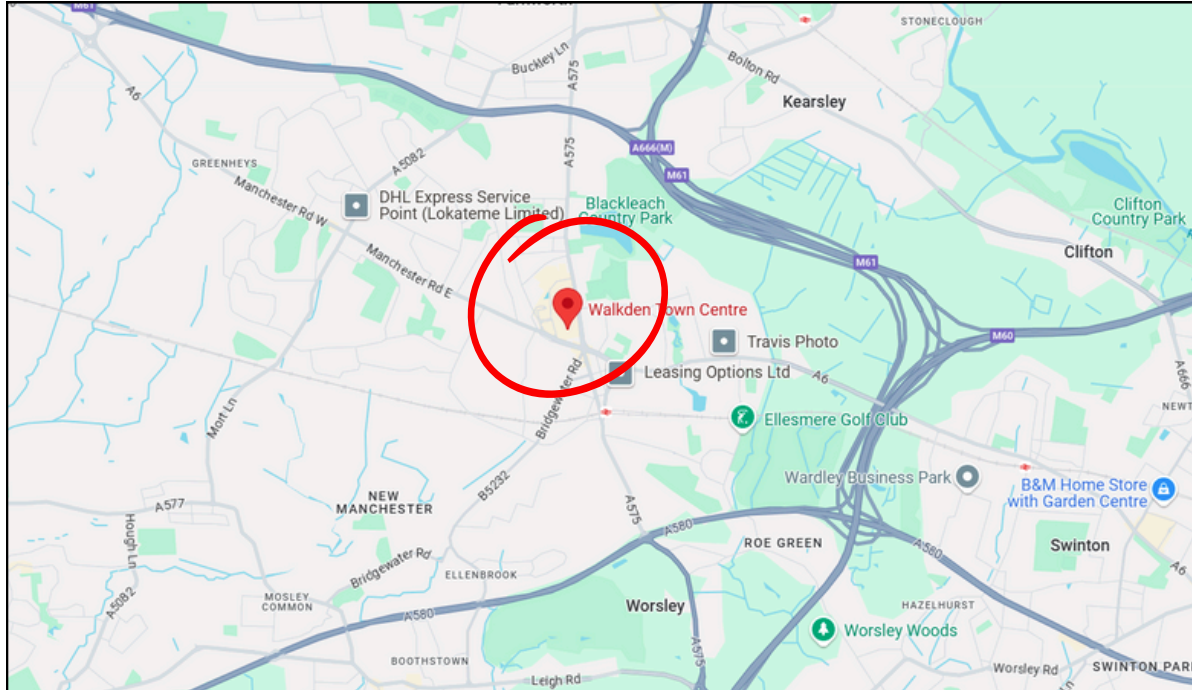


GROUND FLOOR



FIRST FLOOR

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.



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