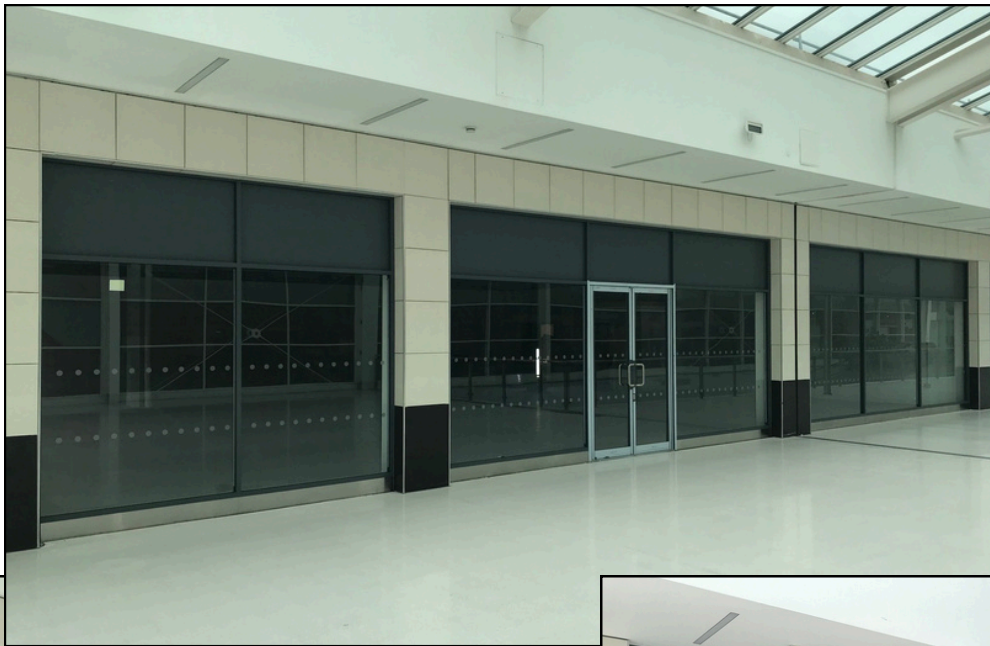


# Prime Retail Units To Let



## 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 - £20,000 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:**

Updated January 2026

**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

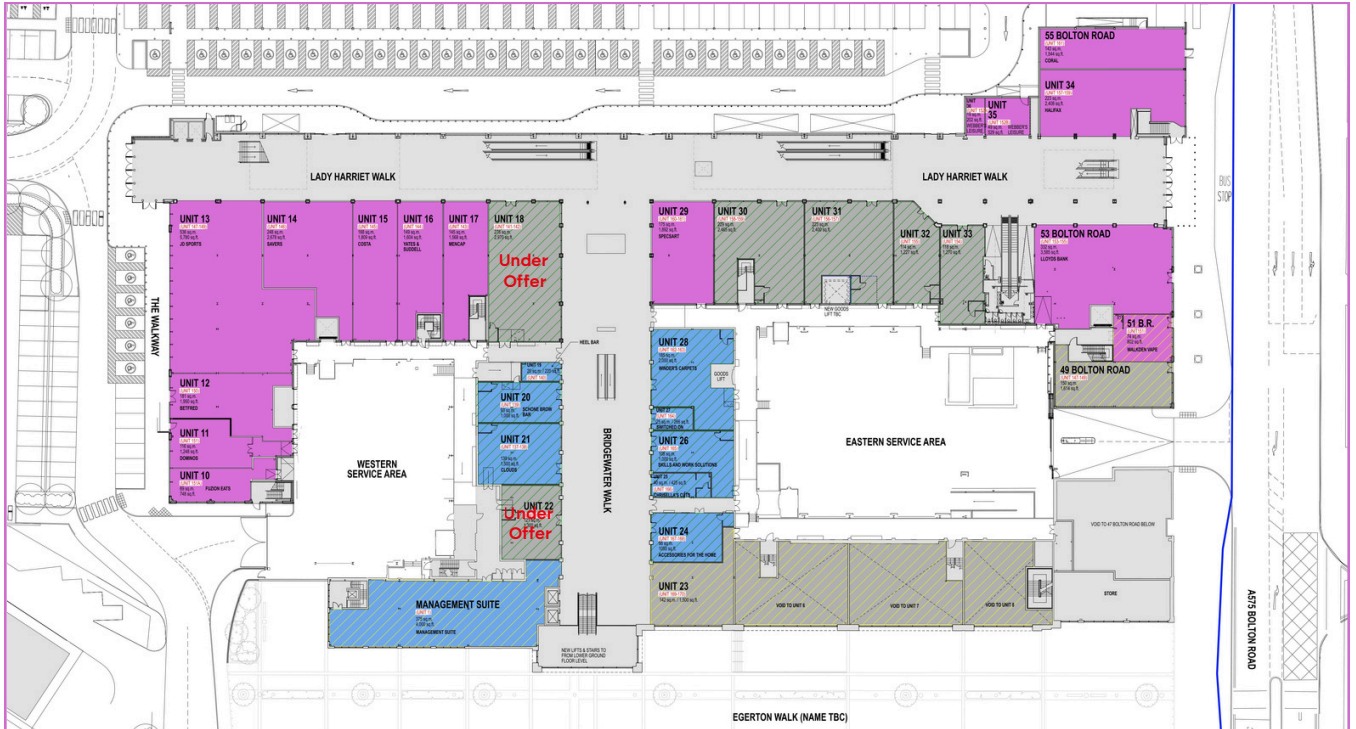
jon@barkerproudlove.co.uk

**Joint Agent:**

**Graham & Sibbald**

Connor Molloy M: 07841 661 990

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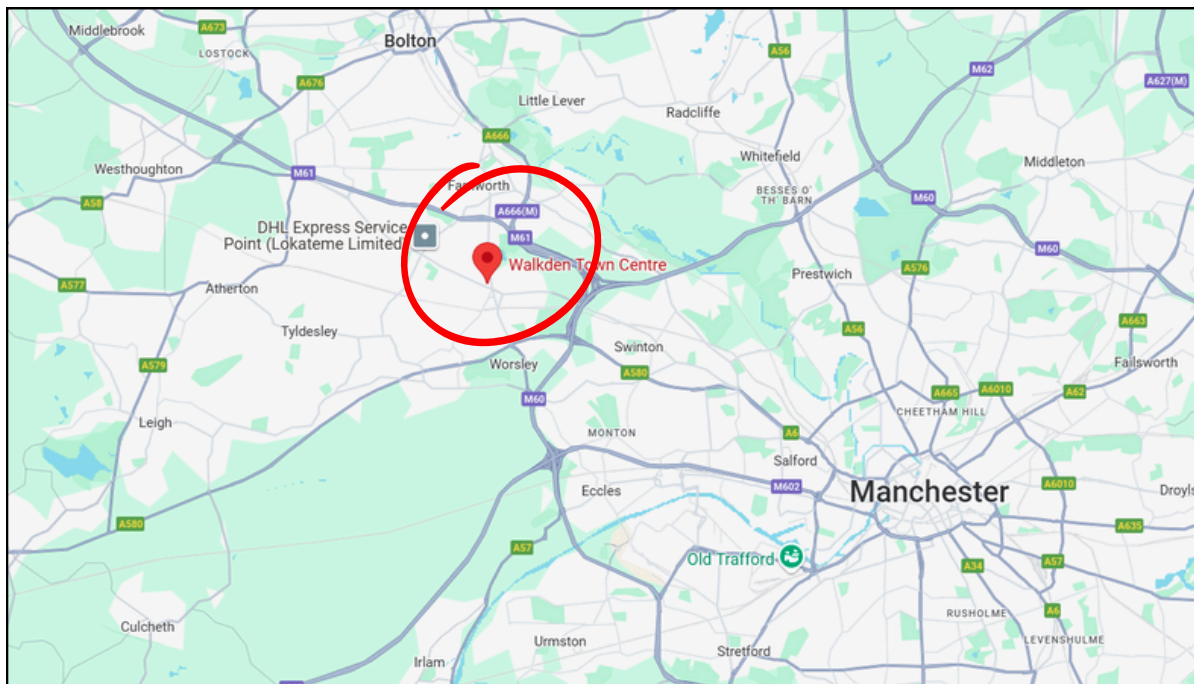
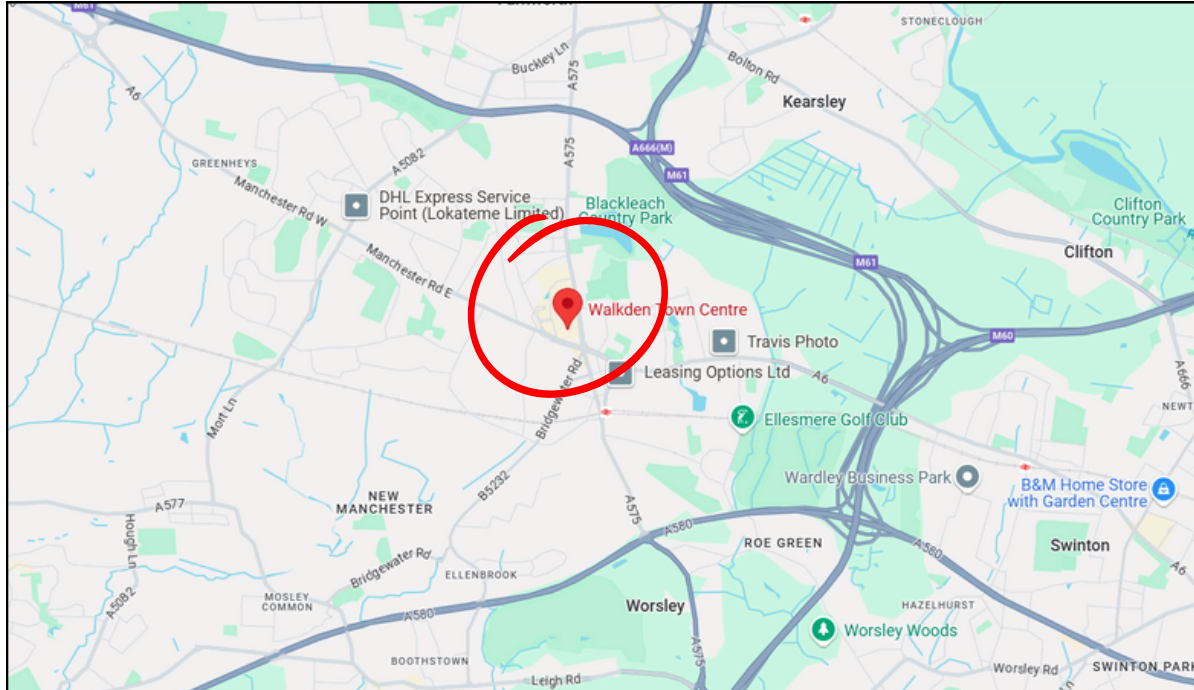
## GROUND FLOOR



## FIRST FLOOR

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