Barker Proudlove

Manchester Office:
0161 631 2852

To Let

Wythenshawe

1E Hale Top, Civic Centre, M22 5RG

254 sq ft (23.6 sq m)
Rent on Application

Barker Proudlove

Manchester Office:
0161 631 2852

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 254 sq ft (23.6 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 £683.27.

EPC:
Available upon request.

Legal and Professional Fees:
Each party to bear their own costs.

Rating Assessment:
Rateable Value (April 2023) - £7,000.

Date Prepared:
August 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:

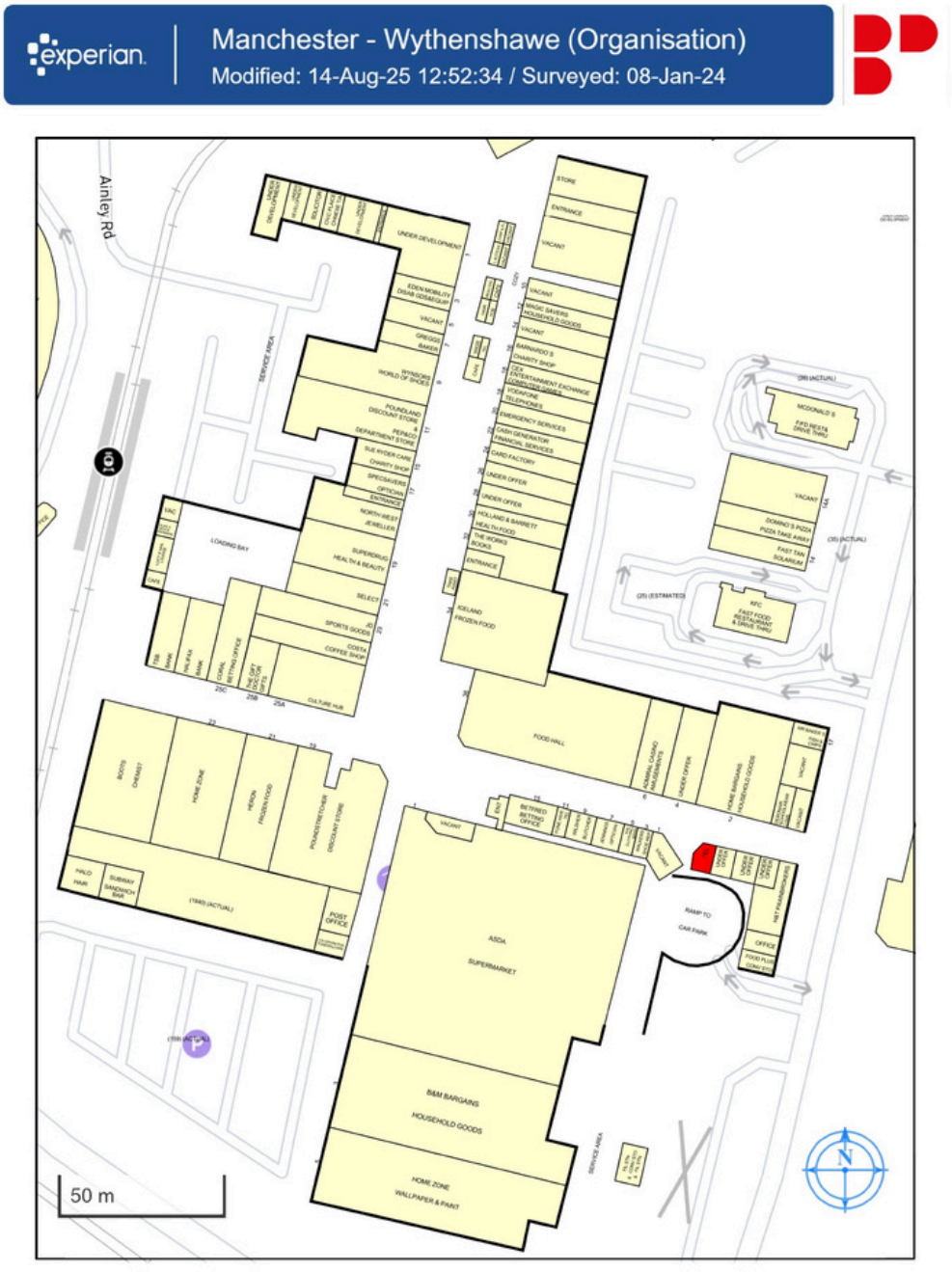
Jessica Swain
07885 127366
jessica@barkerproudlove.co.uk

Tom Prescott
07841 168163
tom@barkerproudlove.co.uk

MPORTANT 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.

Barker Proudlove

Manchester Office:
0161 631 2852



Ordnance Survey
Copyright and confidentiality © 2025 Experian. All rights reserved.
© Crown Copyright and database rights 2025 AC0000807366

Experian Goad Plan Created: 14/08/2025
For more information on our products and services: www.experian.co.uk/business-products/goad | salesG@uk.experian.com

MPORTANT 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.