

# To Let



## Wythenshawe

2A Hale Top, Civic Centre, M22 5RG

1,626 sq ft (151.06 sq m)

Rent on Application

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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 1,626 sq ft (151.06 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 £3,551.38.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

The property is yet to be assessed for rates purposes by the Rating Authority. For further information please contact the Local Rating Department.

**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.

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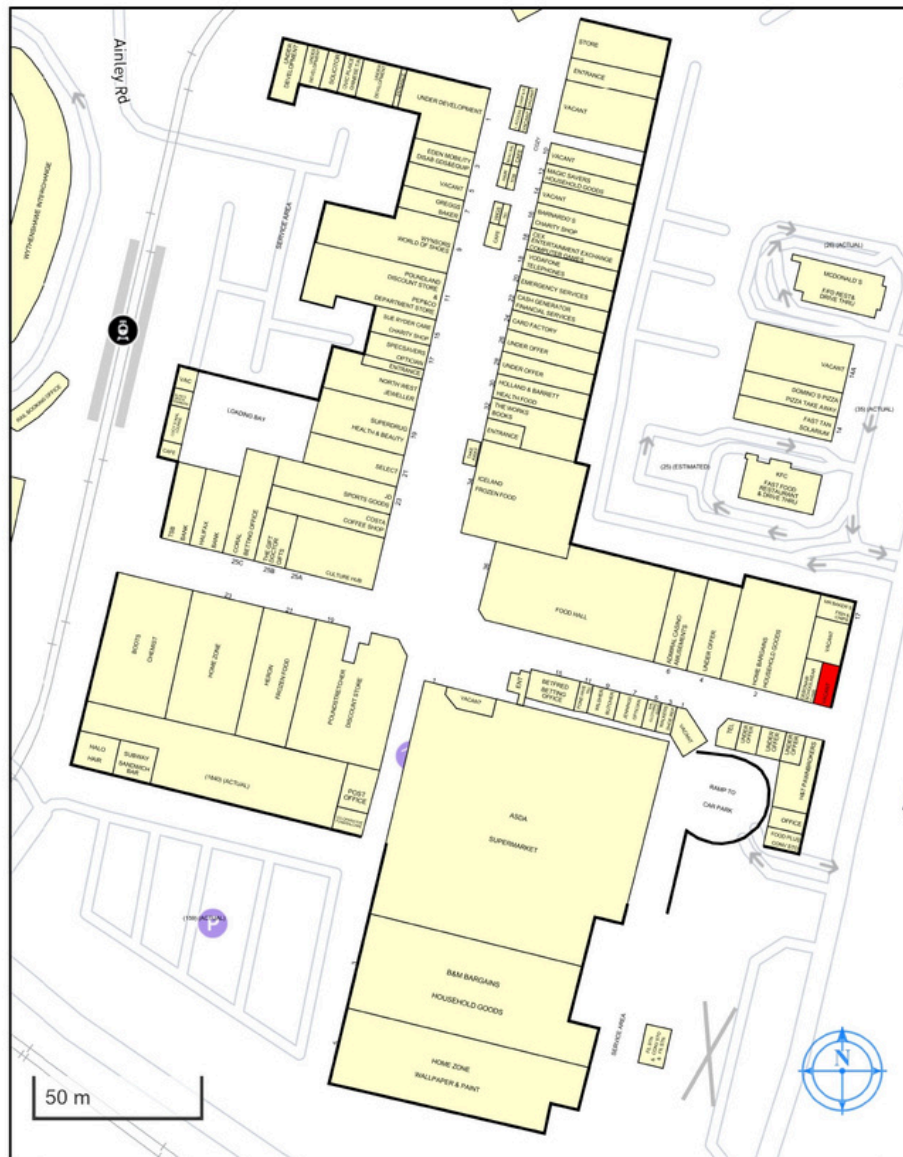
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