



WYTHENSHAW
TOWN CENTRE



RETAIL
OPPORTUNITIES
IN A THRIVING
TOWN CENTRE

ASDA

wilko

Boots

Iceland



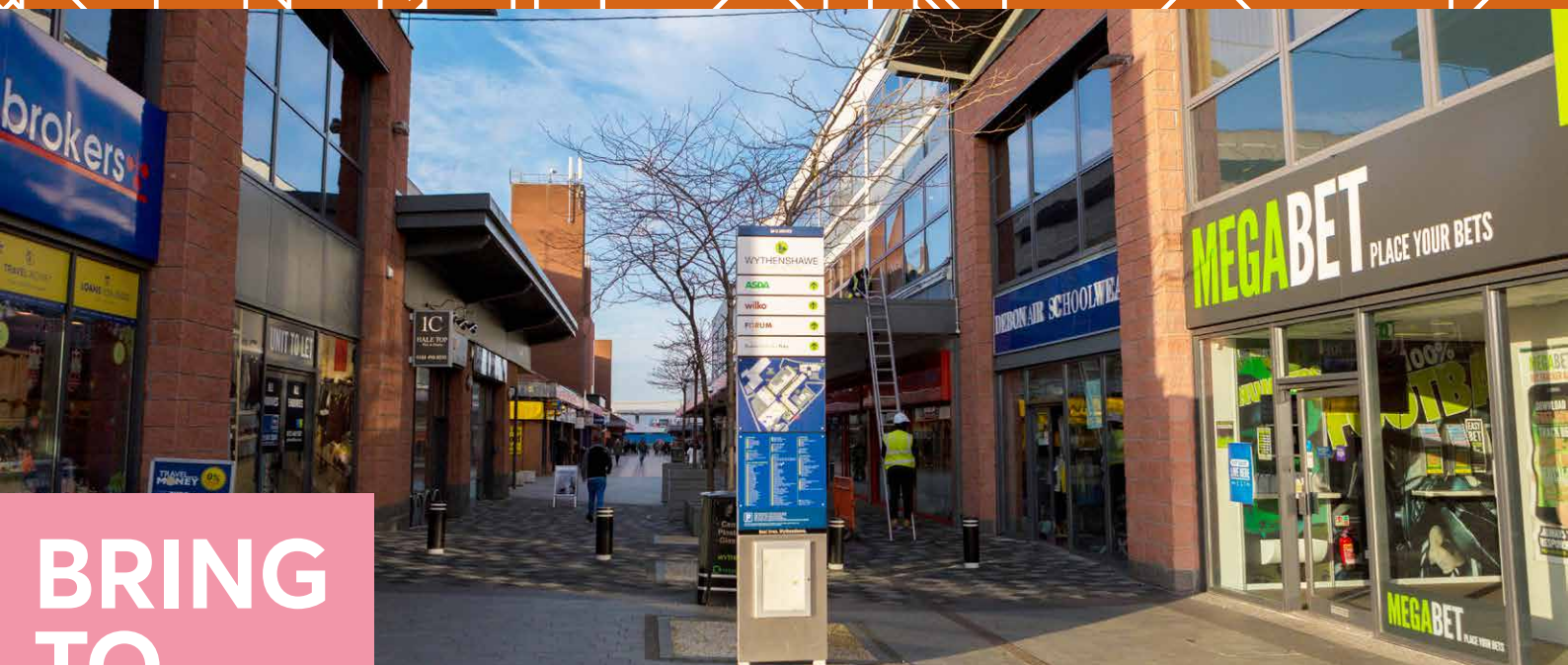
home bargains



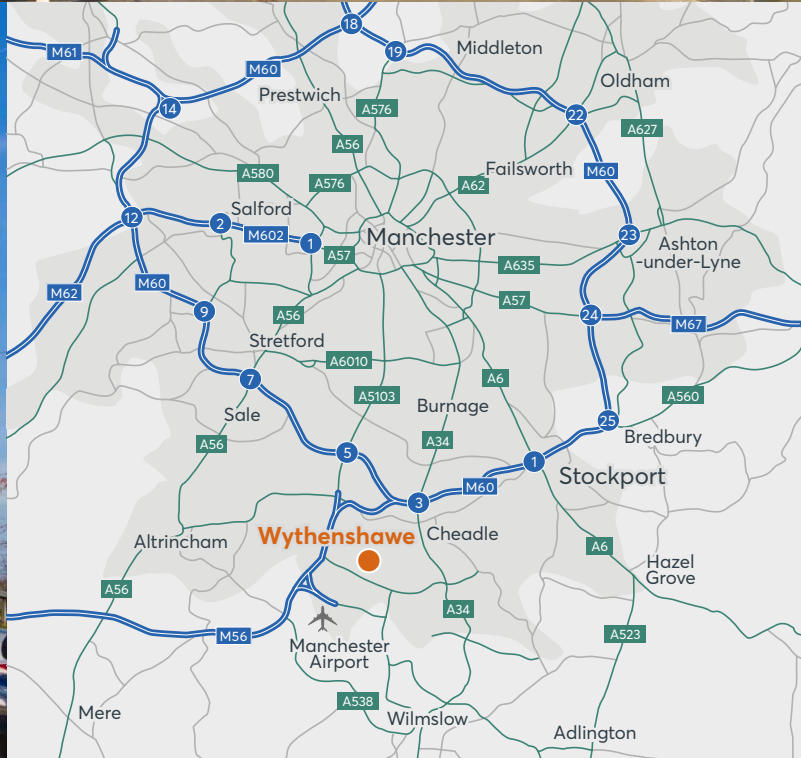
Argos

SPORTSDIRECT

b&m



**BRING
TO
LIFE**



LOCATION

Wythenshawe Shopping Centre is a thriving town centre destination located in a large suburb of south

Manchester. Wythenshawe has excellent road connections, with direct access to the M56, M60 and main network road links to the City Centre. Wythenshawe is also home to Manchester Airport and now benefits from the extension of the Manchester Metrolink and the Airport City Manchester Development (creating 16,000 jobs over 15 years - £800m investment).





DESCRIPTION

Wythenshawe Shopping Centre serves a large local population and easily accessible on foot, by car or public transport via the new Interchange. The centre provides over 350,000 sq. ft. of retail space, approximately **750 free car parking spaces** and attracts over **125,000 shoppers per week** (6.6m visitors 2018). In addition, the nearby Wythenshawe Forum Centre receives approximately 400,000 visitors each year.

The centre benefits from anchor tenants such as **Asda, Boots, B&M, Home Bargains and Wilko**. Other occupiers include **Costa Coffee, JD, Specsavers** and **Sports Direct**.



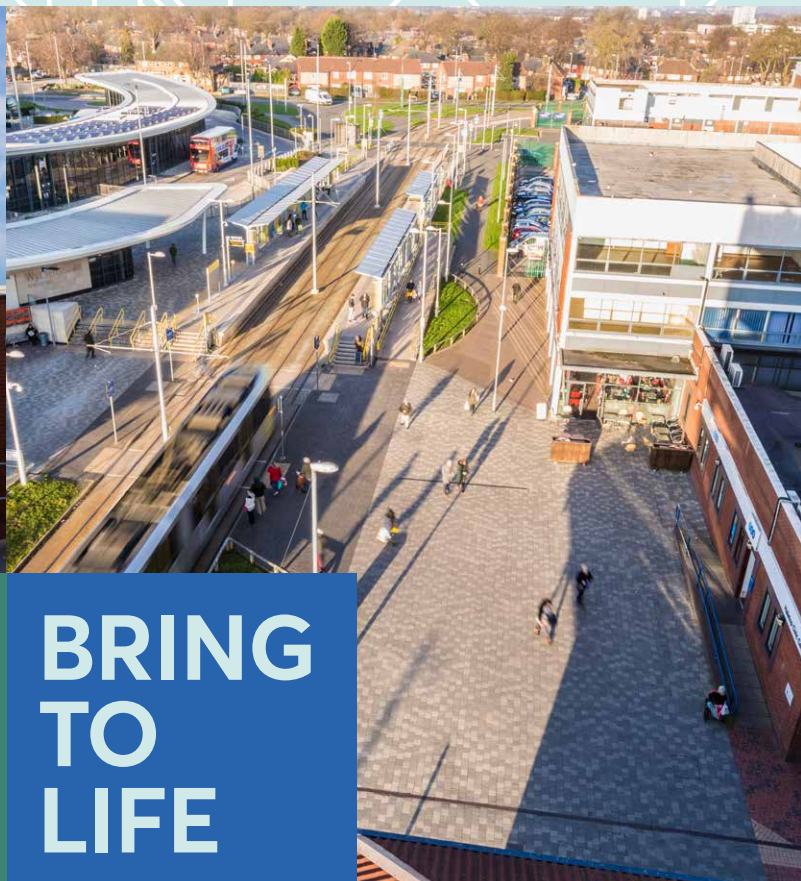


AVAILABILITY SCHEDULE			
Unit	Area (Sq Ft)	Quoting Rent (per annum)	Service Charge 2021/22 (per annum)
Unit 5 The Birtles	GF – 1,277 FF – 1,093	£32,500	£4,470
Unit 9 The Birtles	GF – 4,989 FF – 2,518	£70,000	£14,896
Unit 10 The Birtles	1,527.	£35,000	£3,268.73
Unit 14 The Birtles	1,741	£35,000	£3,726.82
Unit 21 The Birtles	GF – 3,570 Anc – 269	£65,000	£9,217.31
Unit 26 The Birtles	1,808	£37,500	£3,870.24
Unit 36 The Birtles*	6,500	£60,000	£13,914.04
Unit 2 Etrop Way	2,509	£17,500	£5,370.82
Unit A Haletop	1,046	£30,000	£2239.09
Unit 1 Haletop	857	£26,000	£1834.54
Unit 14 Haletop	414	£16,500	
23 Haletop *	10,740	On Application	£22,990.27
Haletop East - 1B Haletop	1,324	£25,000	£2,834.18
Haletop East - 1C Haletop	407	£13,000	£871.23
Haletop East – 2A Haletop *	1,315	£28,500	£2,814.92
Kiosk 1 Etrop Court	347	£15,000	£742.80

*Subject to Vacant Possession







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LEASE

All leases are available by way of a term to be agreed on effective FRI basis for terms to be agreed.

RATES

Information in relation to Rateable Values is available upon request.

Interested parties should make further enquiries to Manchester City Council.

SERVICE CHARGE

Please contact the letting agents for details of the service charge applicable to each property.

EPC

Energy Performance Certificates are available for individual units upon request.



FOR MORE INFORMATION CONTACT THE AGENTS:



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