



JOHNSON FELLOWS

CHARTERED SURVEYORS

Wythenshawe, 14 Rowlands Way, M22 5RG

WYTHENSHAW
SHOPPING CENTRE



- 360,000 sq ft of retail space
- 88,000 sq ft of office space
- 650,000 catchment population
- 11,500 shopper population
- Annual comparison goods turnover £23 million
- 8 miles from Manchester City Centre
- 2 miles from Manchester Airport
 - Within 1 mile of M56 / M62
 - New Metro Link Station 2016

RENT

Whole - £37,000 per annum exclusive.

Unit 1 - £25,000 per annum exclusive.

Unit 2 - £25,000 per annum exclusive.

RATES

The information supplied by the Valuation Office Agency is as follows:-

Rateable Value £34,750

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

SERVICE CHARGE

Details on application.

EPC

An EPC is currently in preparation.

VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

CONTACT

Chris Gaskell

Tel: 0121 643 9337

Email: chris.gaskell@johnsonfellows.co.uk

Or contact joint agents:-

Tom Glynn - Colliers CRE

tom.glynn@colliers.com

0113 200 1854

LOCATION

Wythenshawe Shopping Centre is extremely well located in the centre of Wythenshawe, a large suburb of south Manchester. The Centre is 8 miles from Manchester city centre, 2 miles from Manchester airport and within one mile of the M56. The Centre serves a large local population and is easy to access by foot, car or public transport. The Centre is already thriving with a large number of shoppers and is undergoing a rolling programme of refurbishment and redevelopment.

A new ASDA superstore was opened in August 2007 in the heart of the Centre. New retailers for 2012 include Costa Coffee and JD Sports. Manchester city council have also taken representation in the scheme bringing an additional 500 office workers to the scheme.

The subject property fronts onto Rowlands Way directly between KFC and McDonalds and benefits from its own dedicated car park.

ACCOMMODATION

Whole	383.96 sq m	4,133 sq ft
Subdivided Unit 1	191.93 sq m	2,066 sq ft
Subdivided Unit 2	191.93 sq m	2,066 sq ft

TENURE

The property is available by way of a new lease on effective FRI basis for terms to be agreed.





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