



JOHNSON FELLOWS

CHARTERED SURVEYORS

Wythenshawe, 14a Rowlands Way, M22 5RG

Retail Premises – Leasehold – Subject to Vacant Possession – **ONSITE STAFF UNAWARE**



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**.

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.

RENT

Whole - £41,500 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
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Interested parties should verify this information with the local rating authority.

SERVICE CHARGE

Details on application.

EPC

B46

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:-
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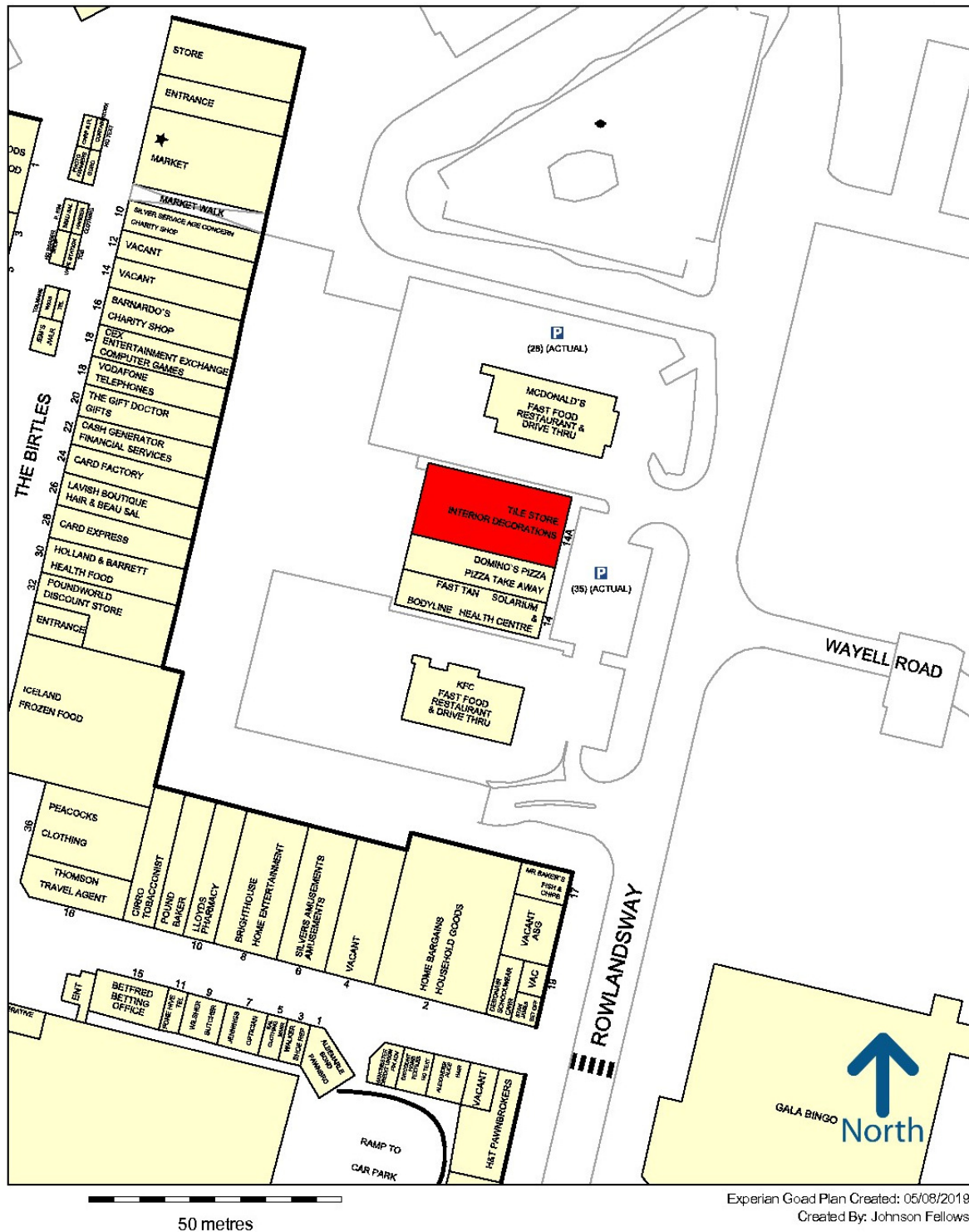


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