



# WYTHENSHAW

**BIG CHANGES ARE COMING  
THAT WILL MAKE THIS PLACE  
THE PLACE TO BE.**

**RETAIL/LEISURE/COMMERCIAL OPPORTUNITIES  
500–20,000 SQ FT**



MANCHESTER  
CITY COUNCIL





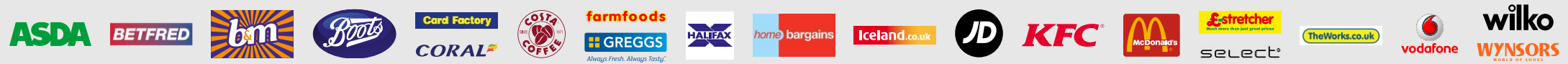
# LOCATION

Wythenshawe Civic Centre is a popular hub situated in a large suburb in southern Manchester.

Boasting exceptional transportation links, the town benefits from direct access to major roadways such as the M56, M60, and other key routes to the city centre.

Wythenshawe is home to Manchester Airport which has recently undergone significant expansion.

Manchester Metrolink connects Wythenshawe to Manchester Airport and the city centre directly, linking other key commercial and residential areas of Manchester.





# DESCRIPTION

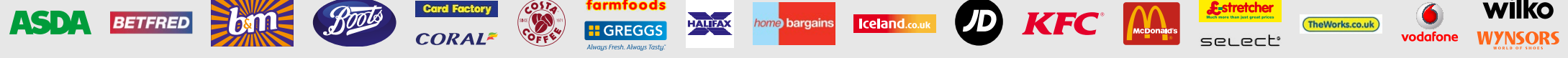
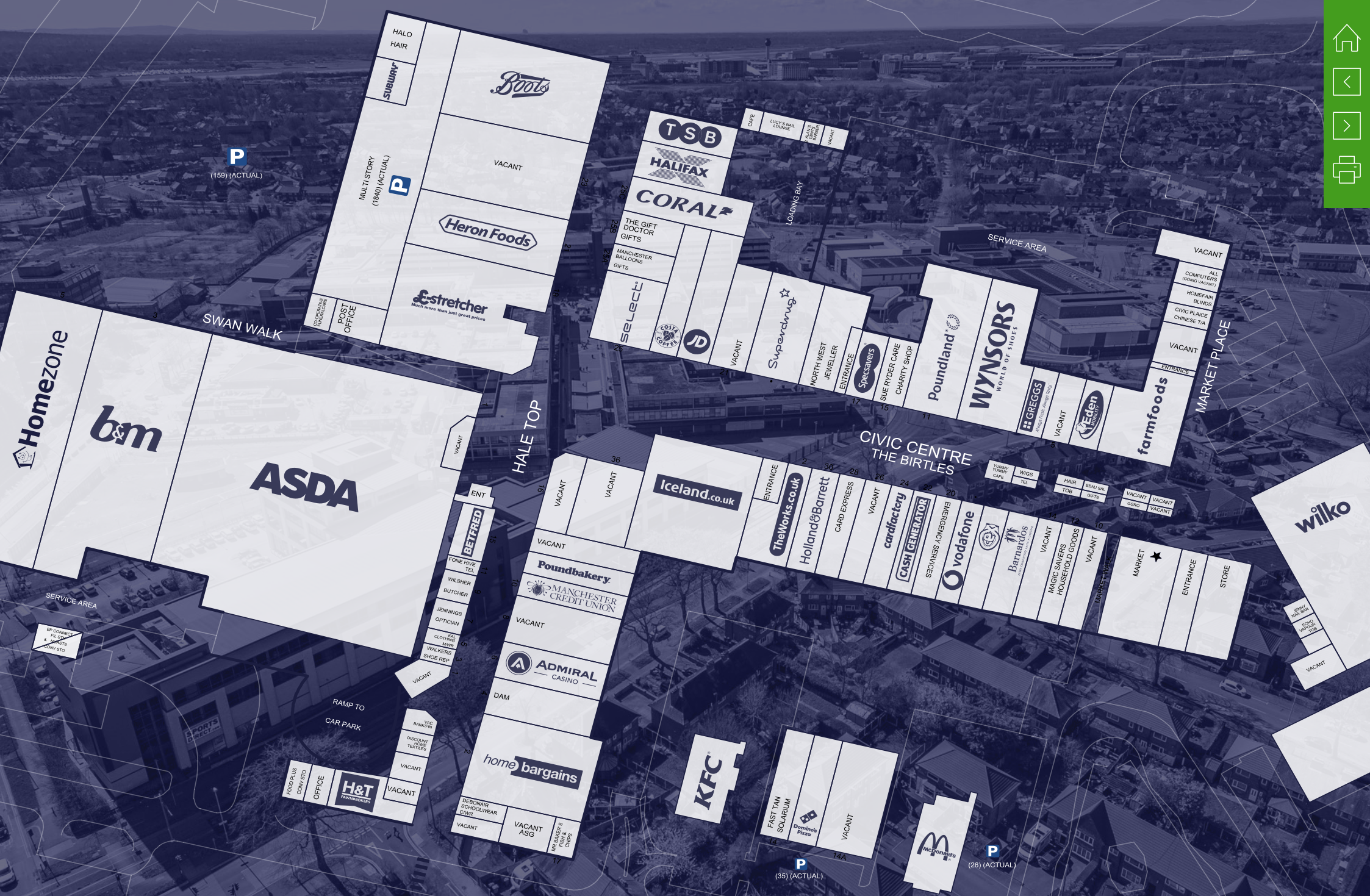
Wythenshawe Town Centre caters to a large local population and is easily accessible on foot, by car, or public transport through the Interchange.

The Town Centre offers over 350,000sq ft of retail space, around 750 free car parking spaces, and attracts an average weekly footfall of over 99,500 shoppers (5,177,254 visitors in 2022)

The shopping centre is anchored by popular retailers such as Asda, Boots, B&M, Home Bargains, and Wilko. Other notable tenants include Costa Coffee, JD, Specsavers, and Holland and Barrett.

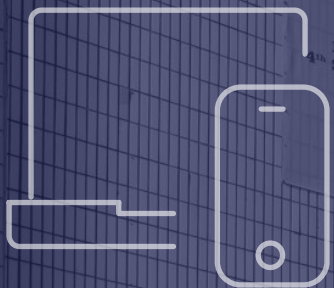








# AT A GLANCE



Dedicated shopping centre website

Manchester Airport  
2.5 miles



Adjacent to Metrolink tram services



750 free car parking spaces

The Centre serves approximately 70,000 local people



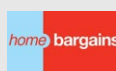
5,177,254 visitors in 2022



Focal point for resident population including adjacent Forum Leisure Centre and civic centre



Total catchment 650,000





# FUTURE VISION & INVESTMENT

The centre was acquired by Manchester City Council in 2022 with significant regeneration and investment now proposed

Creation of a 15 minute neighbourhood

Enhanced living environment that provides health & wellbeing, sports & leisure facilities, diverse housing offer, events and activities, retail, arts and culture, and creative workspace

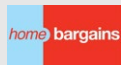
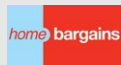
The development of Airport City Manchester is set to create over 16,000 jobs within 15 years

High quality public realm with Town Centre and Civic Centre as focal point

New offices and creative studios aimed at “Makers, Creators, Producers and Innovators”

Improving urban and public realm, garden suburb heritage, increased Town Centre footfall and dwell time, creation of new sustainable destination

[Click here to see Manchester City Council's exciting proposals for Wythenshawe in full](#)





# GENERAL INFORMATION

## ENERGY PERFORMANCE

EPC available on request.

## RATEABLE ASSESSMENT

Tenants will be responsible for the payment of Business Rates (if any).

(The information should be verified and may be subject to transitional adjustments/supplements/relief).

NB: You may qualify for 100% Small Business Rate Relief – please ask for details.

## LEASE TERMS

Terms for both retail and office opportunities available upon request from the sole agents.

## LEGAL COSTS

Each party will pay their own legal costs (if any).

## IMPORTANT NOTE

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.

## FURTHER INFORMATION



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