



Walkden Town Centre, M28 3ZH

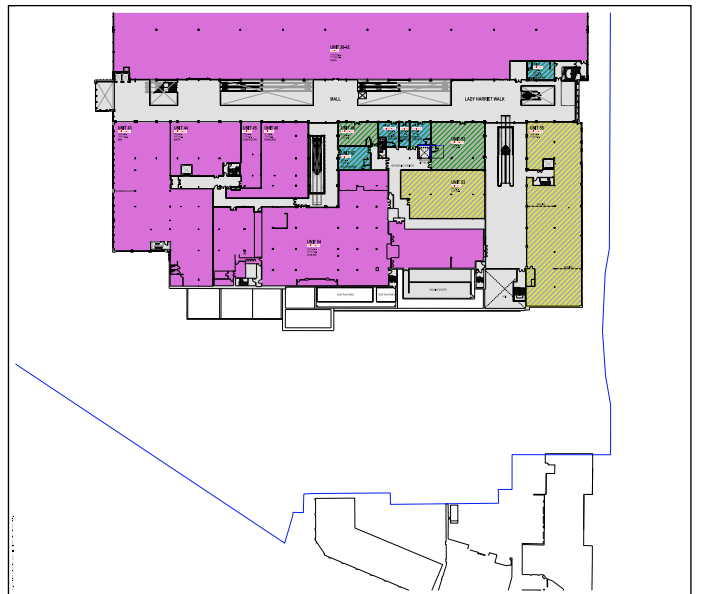
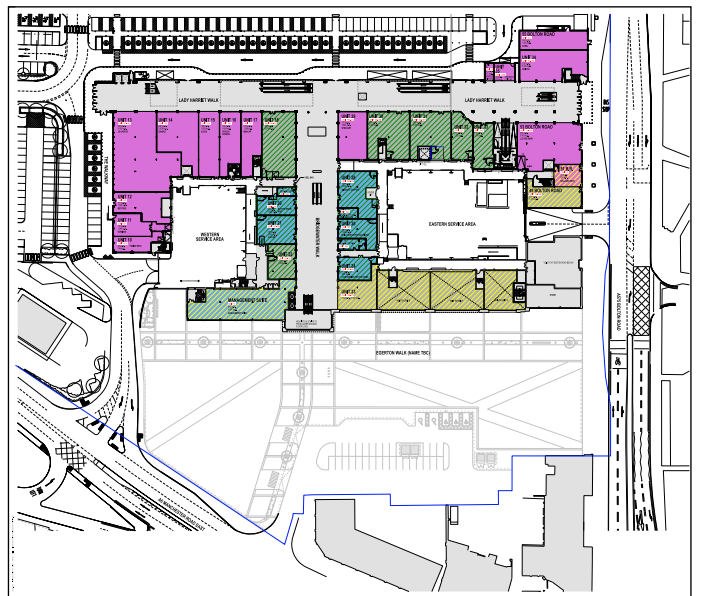
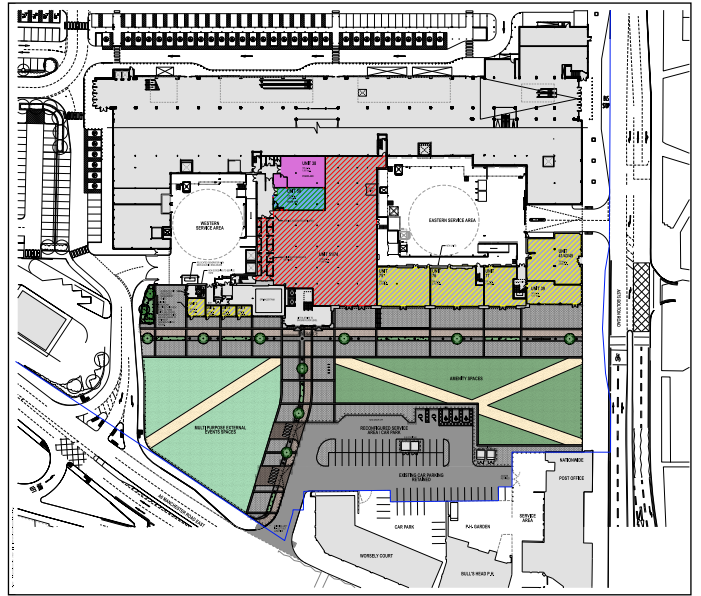
- Range of unit sizes available to suit occupier requirements.
- Units can be combined to provide larger trading areas.
- Prominent and well connected position at the junction of Bolton Road (A575) and A6 main arterial route into Manchester.
- Existing occupiers include: Boots, JD, Costa, Nando's, M&S, McDonalds and KFC.
- 2,000 + free car parking spaces and EV charging points.

LOCATION

Walkden is a popular commuter town situated 8 miles North West of Manchester City Centre with a resident population of 684,000 within 6 miles (10km). The shopping centre occupies a prominent and well connected position at the junction of Bolton Road (A575) and A6 main arterial route into Manchester.

The scheme benefits from 2,000 + free car parking spaces and EV charging points.

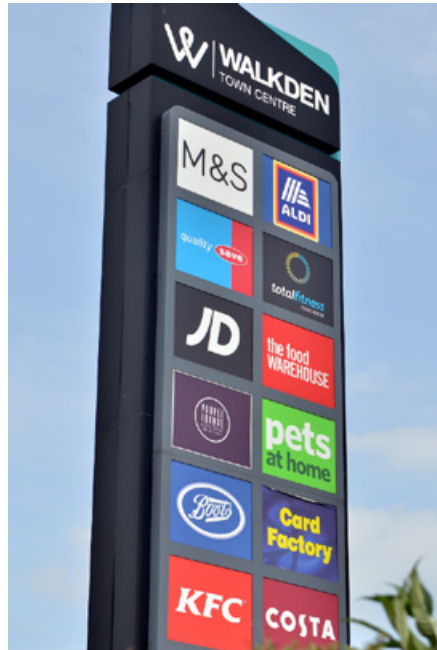
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ACCOMODATION

As part of this exciting development a number of high quality, ground floor leisure/retail units are available comprising the following approximate areas:

Unit number	Area SQ M	Area SQ FT	Rents
Ground Floor, Lady Harriet Walk:			Quoting rents available upon application.
Unit 18	Under Offer		
Unit 22	Under Offer		
Unit 30	229	2,465	
Unit 31	223	2,400	
Unit 32	114	1,227	
Unit 33	118	1,270	
First Floor, Lady Harriet Walk:			
Unit 48	117	1,250	
Unit 52	320	3,450	
Unit 53	484	5,209	
Unit 55	1,204	12,960	
External Unit, Bolton Road:			
49 Bolton Road	150	1,614	



TOWN CENTRE LEISURE/RETAIL DEVELOPMENT

The exciting plans for the town centre include the creation of c30,000 sqft of brand new retail/leisure accommodation fronting a new landscaped green public area which when completed will further enhance the town centre as a retail and leisure destination.



LEASES

The premises are available to lease on terms of years to be agreed.

QUOTING RENTS

Upon Application.

BUSINESS RATES

Interested parties are advised to verify this information via the local rating authority (www.voa.gov.uk).

SERVICE CHARGE

A service charge will be payable. Further details upon request.

EPC

Energy Performance Certificate Rating available upon request.

VAT AND COSTS

All rents, premiums etc are quoted exclusive of VAT at the prevailing rate.

LEGAL EXPENSES

Each party to bear their own legal expenses incurred in connection with this transaction.

To arrange a viewing please contact:



Conor Mulloy
Director
conor.mulloy@g-s.co.uk
07841 661 990



Matthew Roberts
Graduate Surveyor
matthew.roberts@g-s.co.uk
07570 294627

Or our Joint Agent:

Jon Lovelady

Director
jon@barkerproudlove.co.uk
07717 661 389

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6. Date of Publication: May 2025