



WALKDEN

— TOWN CENTRE —
WALKDEN M28 3ZH



TOWN CENTRE DEVELOPMENT PRIME RETAIL/LEISURE OPPORTUNITIES

Anchored by 



COMMUTER TOWN
8 MILES NORTH WEST
 OF MANCHESTER
 CITY CENTRE



RESIDENT
 POPULATION OF
684,000 WITHIN
 6 MILES (10KM)



PROMINENT LOCATION
 AT JUNCTION OF BOLTON
 ROAD A575 AND A6
 MAIN ARTERIAL ROUTE
 INTO MANCHESTER



FREE PARKING
 2,000+ FREE
 SPACES AND
 EV CHARGING
 POINTS



PUBLIC REALM
 – **LANDSCAPED**
 GREEN PUBLIC
 AREA



**NEW FAÇADE
 AND ENTRANCE**
 INCLUDING
 7,500 SQ FT NEW,
 MODERN UNITS



87,500 SQ FT OF
GRADE A RETAIL
 ACCOMMODATION



FOCAL POINT
 FOR RESIDENT
 POPULATION

EXISTING OCCUPIERS



COSTA



M&S
 EST. 1884



KFC

SUMMARY



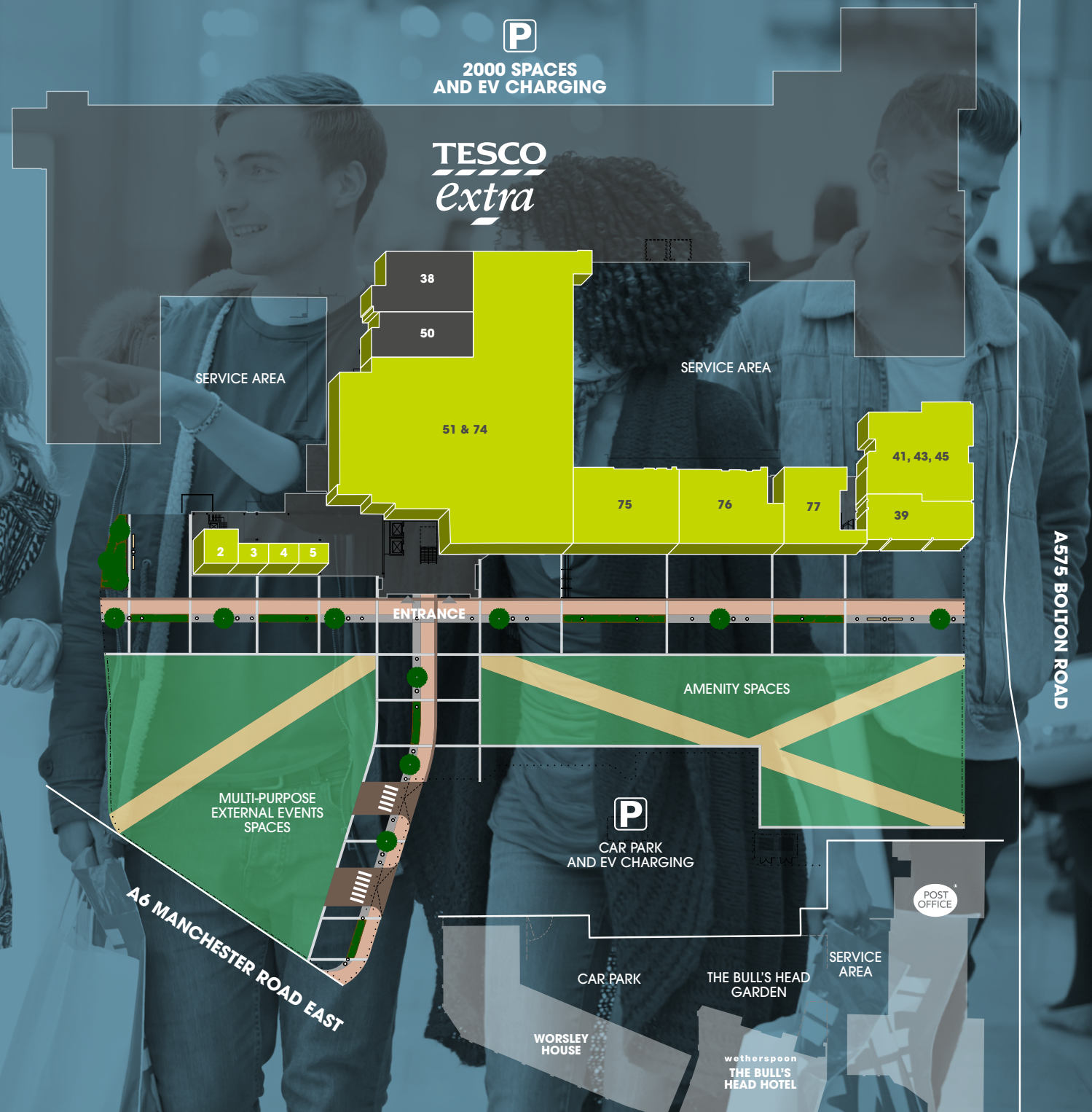
Walkden Town Centre offers a variety of shop units to let. Due to the flexible nature of the centre, unit sizes of up to 30,000 sq ft can be created to suit individual retailer requirements.

P
2000 SPACES
AND EV CHARGING

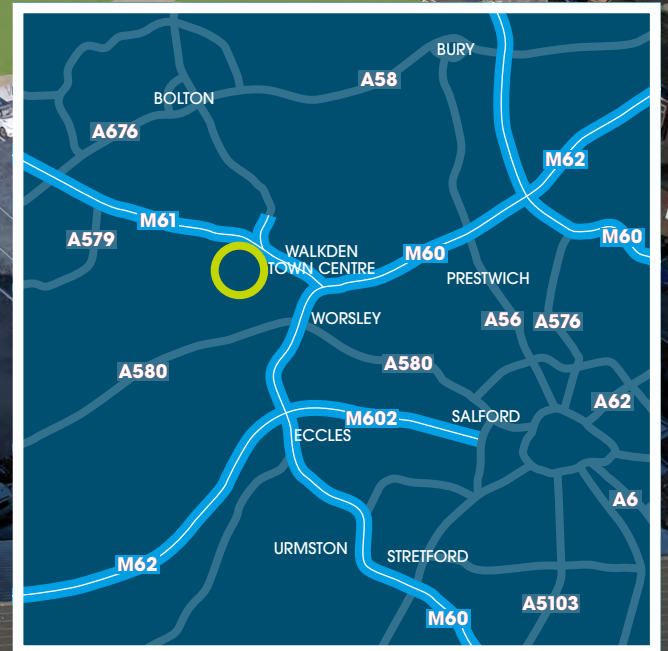
TESCO
Extra

Accommodation		
Unit Number	Sq Ft	Sq M
2	387	36
3	200	19
4	200	19
5	200	19
39	1,517	141
41,43,45	3,326	309
51, 74	17,642	1,639
75*	2,750	255
76*	2,750	255
77*	1,690	157

* Potential for mezzanine installation.



PLAN



LEASES:

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

RENTS:

Upon Application

TIMETABLE:

The premises will be available Spring 2026.

BUSINESS RATES:

The rates have not yet been assessed.

Interested parties are advised to make their own enquiries with the VOA (Valuation Office Agency - GOV.UK)

SERVICE CHARGE:

A service charge will be payable.

Further information on request.

VAT AND COSTS:

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

EPC:

EPCs will be available upon completion of the development.

LEGAL COSTS:

Each party to be responsible for their own legals incurred in any transaction.



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GRAHAM + SIBBALD

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A DEVELOPMENT BY

AG

THE ALBERT GUBAY
CHARITABLE FOUNDATION

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CONTACT