



109 CHEETHAM HILL ROAD | CHEETHAM HILL | MANCHESTER



7,509 sq ft (698 sq m)

PROMINENT LANDMARK TWO STOREY
WHOLESALE WAREHOUSE, SHOWROOM
& OFFICE BUILDING

WITH DIRECT MAIN ROAD FRONTAGE
& ON SITE CAR PARKING AND LOADING FACILITIES

FOR SALE

DESCRIPTION

109 Cheetham Hill Road is a very prominent landmark two storey wholesale warehouse, showroom and office building of very attractive brick construction under a pitched slate roof form. We understand that the property was originally a meeting hall and has in most recent years been used by a host of differing wholesale/showroom users. It is considered that the property has alternative use potential; subject to necessary consents.

The building provides attractive and modern accommodation on ground and first floor level which incorporates a number of open plan wholesale showroom areas, private offices, showroom and general office areas. The property also has a small basement storage element. A number of the areas have suspended ceilings with recessed lighting, carpeting and exposed timber flooring. The property also has extensive display windows at the Cheetham Hill Road elevation.

To the rear of the property is a fully surfaced car park/loading yard which can comfortably accommodate up to 12 motor vehicles.



LOCATION

The property is very prominently located on the main A665 Cheetham Hill Road close to its' junction with both Derby Street and Broughton Street and less than 1 mile to the north of Manchester city centre.

The area is an established commercial locality which is very popular with the wholesale and cash and carry community, together with an increasing number of other commercial, retail and restaurant users.

SERVICES

All mains services are connected. Lighting is mainly by florescent tubes and heating is mainly by gas fired blower heaters. The property is also fully alarmed.

FLOOR AREA

The property extends to a gross internal floor area of 7,509 sq ft in total, made up as follows:-

Ground Floor	4,243 sq ft
First Floor	2,880 sq ft
Basement	386 sq ft
Total	7,509 sq ft

RATES

The property has a Rateable Value of £10,500 in the current Rating List.

We are of the opinion that the property may qualify for Small Business Rating Relief. We understand that currently **NO RATES ARE PAYABLE** Further enquiries should be directed to Manchester City Council.

TERMS

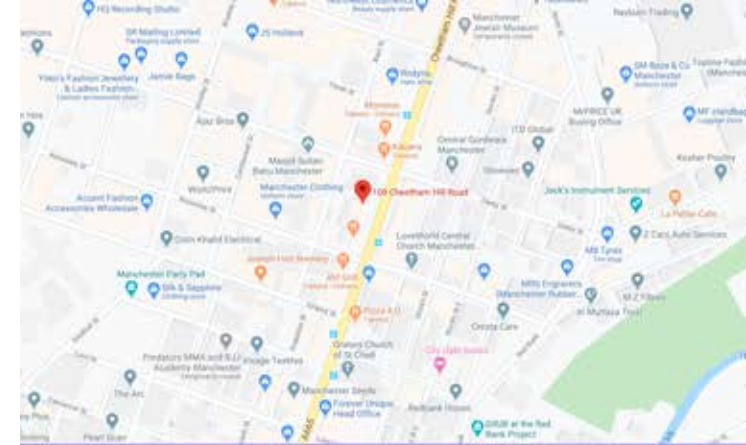
The property is offered FOR SALE with Vacant Possession at a price of £1.2 million.

EPC

Available on request.

VIEWING

Strictly by prior appointment with the Sole Agents: Houghton Warburton on 0161 839 0080.



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