



155-157 CHEETHAM HILL ROAD | CHEETHAM HILL | MANCHESTER



4,800 sq ft (698 sq m)



INVESTMENT PROPERTY
PROMINENT SINGLE STOREY
WHOLESALE WAREHOUSE/SHOWROOM

WITH DIRECT MAIN ROAD FRONTAGE TO
BROUGHTON ST AND CHEETHAM HILL RD
WITH ON SITE CAR PARKING AND LOADING FACILITIES

FOR SALE

DESCRIPTION

155-157 Cheetham Hill Road is a prominent single storey warehouse property of steel portal frame construction with full height brick elevation walls, a solid concrete floor and a pitched roof incorporating translucent panels.

The building has been sub-divided into two self-contained showrooms of similar proportion

Each unit has its own dedicated car parking and loading area.

Internally, both units are fitted out to a high standard.

LOCATION

The property is very prominently located on the main A665 Cheetham Hill Road at its' junction with Broughton Street and less than 1 mile to the north of Manchester city centre. Broughton St and Cheetham Hill Rd are regarded as the prime location for wholesale traders in Manchester and this property is at the junction of both!

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.

FLOOR AREA

The property extends to a gross internal floor area of 4,800 sq ft and is sub-divided to provide two units of similar proportion.

RATES

Units 1 & 2 (front) have a Rateable Value of £15,000 and Units 3 & 4 (rear) have a Rateable Value of £17,250.00 in the current Rating List.

TENURE

The property is held by way of a long leasehold interest from Manchester City Council. The lease is for 125 years and commenced on 7 April 1997. The ground rent is £3,250.00.

EPC

Available on request.

TENANCIES

Units 1 & 2 (front unit) is Let to Unique Woman Ltd by way of a 5 year FRI lease commencing 1 August 2017. The passing rental is £35,000 per annum.

Units 3 & 4 (rear unit) is let to True Fashion Ltd by way of a renewed lease for a term of 5 years commencing 1 October 2021 drawn on FRI terms at a rental of £35,000 per annum, exclusive.

TERMS

We are instructed to offer our clients long leasehold interest at a price of £1.2 million. A purchase at this price would reflect a very attractive gross initial yield of 5.83%.

VIEWING

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



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