



160-162 CHEETHAM HILL ROAD | CHEETHAM HILL | MANCHESTER | M8 8LQ



2,985 sq ft (277 sq m)

HIGH QUALITY SELF CONTAINED GROUND FLOOR
SHOWROOM PREMISES

- **PROMINENT MAIN ROAD POSITION**
- **PRIVATE ON SITE CAR PARKING**
- **QUALITY FIT OUT – 'GOOD TO GO'***

TO LET

DESCRIPTION

The accommodation is located at Ground Floor level in an attractive and highly prominent three storey commercial property of brick construction with a slate roof and with the available accommodation being located over on one self-contained floor with its own private access off Cheetham Hill Road.

The accommodation has been very well fitted out by our clients to provide a front showroom area to Cheetham Hill Road with display frontage and a small office and kitchen. At the rear of this is a larger mainly open plan showroom with some ancillary storage. The floorspace has been very well fitted out to a modern standard and has a high/vaulted ceiling, laminated flooring and excellent standard of décor.

At the front the property has the benefit of a small car parking area where spaces can be included.



LOCATION

The property is very prominently located in the heart of Manchester's fashion/wholesale district fronting directly onto the main Cheetham Hill Road (A665) approximately 1 mile north of the city centre.

The area is popular with the fashion and wholesale/cash and carry industry and is currently in a period of reestablishment with the influx on new overseas businesses coming into the area together with professional type users such as medical practitioners, solicitors and accountants for example.

Refer to map



FLOOR AREAS

The floor area extends to 2,985 sq ft

SERVICES

We understand that all mains services are available. The property is also fully alarmed.

ENERGY PERFORMANCE CERTIFICATE

Available on request

TERMS

The property is available under the terms of a new Full Repairing and Insuring lease for a period to be agreed and at an initial rental of £32,500/annum, exclusive.

Further details on application.

VIEWING

Please contact the Sole Agents; Houghton Warburton on 0161 839 0080.

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