



171 CHEETHAM HILL ROAD | CHEETHAM HILL | MANCHESTER
| M8 8LL



7,200 sq ft (669 sq m)



MAIN ROAD FRONTED WHOLESALE SHOWROOM PREMISES

PROMINENT MAIN ROAD POSITION ON A665

PRIVATE ON SITE CAR PARKING

LESS THAN ½ MILE TO CITY CENTRE

ALTERNATIVE USE/REDEVELOPMENT POTENTIAL – STC

TO LET/MIGHT SELL

DESCRIPTION

The property is a highly prominent 1960s/70s single storey commercial unit of steel portal frame construction, concrete floor, brick elevations and pitched and lined roof.

Comprising a large predominantly open plan warehouse facility accessed at the rear from the Bent Street elevation with general and cellular offices and showrooms at the front facing onto Cheetham Hill Road.

At the rear the property has the benefit of a private and secure loading/car parking area which can readily accommodate 12 motor vehicles.

VIEWING

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



LOCATION

The property is very prominently located in the heart of Manchester's wholesale district close to the junction of Cheetham Hill Road (A665) and Broughton Street and less than ½ mile from the city centre. Bent Street runs to rear of the property.

The area is popular with the wholesale, fashion and cash and carry community and is currently in a period of reestablishment with the influx on new overseas businesses coming into the area.

Refer to map

SERVICES

We understand that all mains services are available.

Lighting is via fluorescent tubes and heating via gas fired hot air blower in the warehouse and electric storage heaters in the front section.

The property is also fully alarmed.

FLOOR AREAS

The gross floor area extends to 7,200 sq ft with the accommodation split thus:

Warehouse	6,192 sq ft
Offices etc	1,008 sq ft
Total	7,200 sq ft

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 £45,000/annum, exclusive.

Alternatively the property is offered For Sale. Price on application.

Further details on application.



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