



175 CHEETHAM HILL ROAD | CHEETHAM HILL | MANCHESTER



15,120 sq ft (1,405 sq m) IN 0.65 ACRES

VERY PROMINENT
TWO STOREY RESTAURANT/RETAIL WAREHOUSE

INVESTMENT

WITH DIRECT MAIN ROAD FRONTAGE TO
CHEETHAM HILL RD/ELIZABETH ST
DIRECTLY OPPOSITE "THE FORT" RETAIL PARK

FOR SALE

DESCRIPTION

175 Cheetham Hill Rd is a two-storey building set within a site of approximately 0.65 acres. Originally built as a cash and carry the building has recently been extensively refurbished to provide a superb and fully fitted out restaurant/banqueting venue.

Externally, there is parking for more than 30 cars with access from Bent St to the rear.

LOCATION

The property is very prominently located on the main A665 Cheetham Hill Road at its' junction with Elizabeth Street and less than 1 mile to the north of Manchester city centre. Situated directly opposite "the Fort" retail park (Boots, Marks & Spencer, Halfords, etc) on Cheetham Hill Rd and also directly opposite Currys PC World, B & M Traders and Lidl over Elizabeth St. This site is one of the best retail positions in the whole of Manchester.



SERVICES

All mains services are connected.

FLOOR AREA

The property extends to a gross internal floor area of 15,120 sq ft (1,405 sq.m) split equally between the ground and 1st floor.

SITE AREA

0.65 acres or thereabouts.

RATES

The property has a Rateable Value of £129,000 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 6 November 1995. There is a ground rent payable of £20,500 per annum, which is subject to a review every 25 years. The next review is in 2023.

TENANCIES

The property is let to Sakura Love Ltd (Company Reg Number: 11670816) for a term of 10 years on FRI terms commencing 1 December 2018. There is a rent review on 7 December 2025.

The current passing rental is £180,000 per annum, exclusive.

TERMS

We are instructed to offer our clients long leasehold interest at a price of £2.5 million. A purchase at this price would reflect a very attractive gross initial yield of 6.4% (net of the ground rent payable).

EPC

Available on request.

Details Prepared: August 21



HW Property Ltd. conditions under which particulars are issued: Messrs. Houghton Warburton for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- (1) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
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VIEWING

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

