



1a SHERBORNE STREET | BROUGHTON STREET CASH & CARRY CENTRE |  
MANCHESTER | M8 8NN



6,835 sq ft (635 sq m)



HIGH QUALITY PROMINENT WHOLESALE  
WAREHOUSE/SHOWROOM BUILDING WITH  
DISPLAY FRONTAGE, REAR LOADING AREA AND  
LARGE PRIVATE CAR PARKING FACILITIES

Rare purchase opportunity  
Centrally located fronting towards the highly  
popular Broughton Street Positioned close to  
Cheetham Hill Road (A665) and Bury New Road (A56)  
Excellent specification and mix of accommodation

FOR SALE

## DESCRIPTION

Unit 1a is a modern single storey wholesale warehouse building of brick construction with fully clad external elevations, a solid concrete floor and a pitched and lined roof supported on light steel trusses. At the front elevation is an attractive display window installation.

Accommodation is arranged over ground and mezzanine floor level; with the latter providing excellent storage space, offices, prayer room and ancillary facilities.

The ground floor has been particularly well fitted out to provide a very modern fresh wholesale/retail environment with tiled floors, quality fittings and a range of private offices with glazed partitioning.

An internal inspection is highly recommended.



## LOCATION

The property occupies a very prominent position fronting onto Broughton Street at its junction with Sherborne Street in the heart of Manchester's main wholesale district.

It forms part of the very well established Broughton Street Cash & Carry Centre and is close to the main A665 Cheetham Hill Road and A56 Bury New Road

Please refer to attached location map.



## SERVICES

We understand that all mains services are connected.

The property has a gas fired central heating system.

## FLOOR AREA

It is estimated that the floorspace in total extends to a gross internal floor area of 6,835 sq ft made up as follows:

Ground Floor	4,015 sq ft
Mezzanine	2,820 sq ft
<b>Total</b>	<b>6,835 sq ft</b>

## EPC

Available on request.

## RATES

Details on application

## PRICE

£750,000 stc

## VIEWING

By prior appointment with the sole selling agents:  
Houghton Warburton: 0161 839 0080.

HW Property Ltd. conditions under which particulars are issued:  
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