



21 CHEETHAM HILL ROAD | CHEETHAM HILL | MANCHESTER | M4 4FY



2,500 sq ft (442 sq m)



PROMINENT MAIN ROAD FRONTED WHOLESALE/RETAIL
SHOWROOM/COMMERCIAL BUILDING

PROMINENT MAIN ROAD POSITION ON A665

FRINGE OF CITY CENTRE OPPOSITE MANCHESTER ARENA

ALTERNATIVE USE POTENTIAL – STC

TO LET

DESCRIPTION

The property is a highly prominent large 3 storey wholesale/retail showroom/commercial building together with a basement. The construction is of traditional brickwork with timber floors and a pitched slate roof form. The front elevation has an attractive Accrington type brick façade presenting a 'civic type' look.

Internally the property is utilised on each floor for the retail display of furniture. Principally open plan in nature each floor has separate rooms/offices towards the front. The Ground Floor provides access into a small very usable basement storage/display area and incorporates a bank of rooms providing customer WCs, Washroom, Offices and Staff Kitchen. The top floor has an attractive domed ceiling form.

Externally at the front the property has the benefit of private car parking and a similar small area at the rear which also doubles as a loading bay into the Ground Floor.



LOCATION

The property is very prominently located on the fringe of Manchester city centre close to Manchester's wholesale district.

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 and alternative uses.

SERVICES

We understand that all mains services are connected.

USE

The property is considered suitable for alternative uses; subject to appropriate consents.

FLOOR AREA

The gross floor area extends to 8,497 sq ft with the accommodation split thus:

Ground Floor	3,088 sq ft
First Floor	2,799 sq ft
Second Floor	1,305 sq ft
Basement	1,305 sq ft
Total	8,497 sq ft

EPC

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.

Further details on application.

VIEWING

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



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