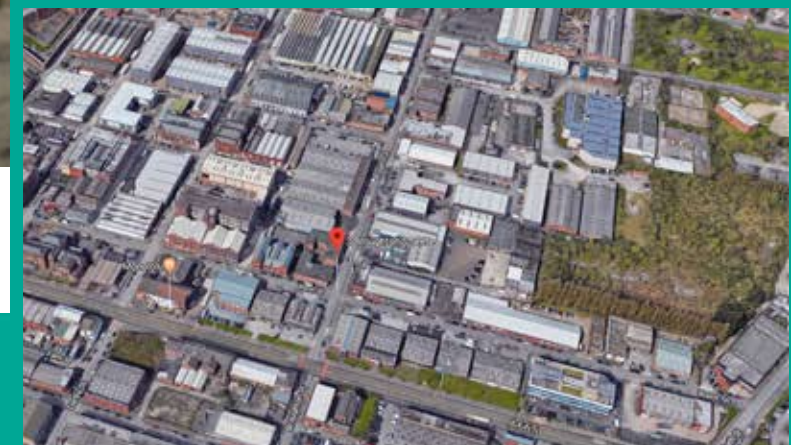




3 BROUGHTON STREET | CHEETHAM HILL | MANCHESTER | M8 8RF



2,150 sq ft (200 sq m) (NIA)



- OFFICES/SHOWROOM ACCOMMODATION
- LOCATED CLOSE TO THE CITY CENTRE
- CLOSE PROXIMITY TO VICTORIA TRAIN STATION

**TO LET**

## DESCRIPTION

The property comprises a first floor space that can be made suitable for offices, workshop or showroom accommodation. The internal works can be incorporated to suit any incoming occupier and their own operational needs. The unit benefits from its own separate entrance fronting Stanley Street.



## LOCATION

The unit is located on the corner of Stanley Street and Broughton Street in the Cheetham Hill area of Manchester. Cheetham Hill Road (A665) is within close proximity and provides easy access into Manchester City Centre approx. 1 mile to the south and to the M60 motorway approx. 4 miles to the north.

Refer to map

## RENT

On application

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## VIEWING

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



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.
- (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of HW Property Ltd. or any joint agents has any authority to make or give any representation or warranty whatever in relation to the property.
- (4) All rentals and prices are quoted exclusive of VAT.
- (5) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state of condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

