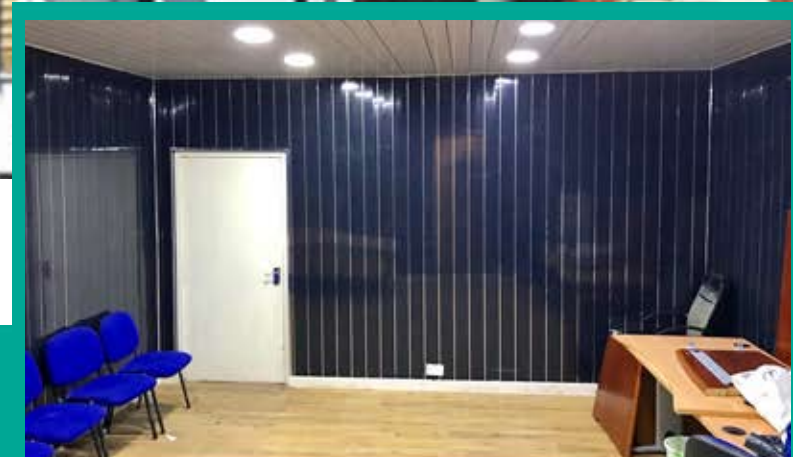




343 CHEETHAM HILL ROAD | CHEETHAM HILL | MANCHESTER  
M8 0SF



800 sq ft (74 sq m)



PROFESSIONAL OFFICES/COMMERCIAL SPACE  
\*\*PROMINENT MAIN ROAD POSITION\*\*  
\*\*FITTED OUT – 'GOOD TO GO'\*\*  
\*\*FLEXIBLE TERMS AVAILABLE\*\*

TO LET

## DESCRIPTION

The property is a ground floor self contained 'lock up' professional office/commercial space which has been fitted out by the previous occupiers a firm of accountants. The fit out includes suspended ceilings and recessed lighting.

The front aspect of the property provides a large room which has been partitioned into two office/commercial areas the front of which has display frontage to Cheetham Hill Road. There is small kitchen and WC area and a further larger office at the properties rear.



## LOCATION

The property is very prominently located fronting directly onto Cheetham Hill Road close to the junction with Queens Road close to Manchester's wholesale district and close to Cheetham Hill in a densely populated residential suburb approximately 1 mile from the city centre.

Refer to map.

## SERVICES

We understand that mains electricity is available.

## FLOOR AREAS

The gross floor area extends to 800 sq ft with the accommodation split thus:

Front Office	235 sq ft
Middle Office	177 sq ft
Rear Office	271 sq ft
Kitchen	119 sq ft
<b>Total</b>	<b>800 sq ft</b>

## ENERGY PERFORMANCE CERTIFICATE

Available on request

## RATES

The property benefits from Small Business Rates Relief.

## TERMS

The property is available under the terms of a new lease for a flexible period to be agreed and at an initial rental of £15,000/annum, exclusive.

Further details on application.

## VIEWING

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



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