

TO LET

19,500 sq ft (1,812 sq m)

**4 STOREY LANDMARK
WHOLESALE/WAREHOUSE/COMMERCIAL
PROPERTY**



**39 DERBY STREET
CHEETHAM HILL
MANCHESTER**

HW Property Ltd.
The Old Pack Horse
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Location

The property is prominently located at the junction of Derby Street and Woolley Street and within 200 yards of the A665 Cheetham Hill Road.

The property lies within the heart of Manchester's main wholesale/cash and carry area approximately half a mile to the north of the city centre.

Please refer to location map below.

Description

The property comprises a four storey wholesale/warehouse building of brick construction under a dual pitched slate roof supported on substantial and exposed timber trusses and incorporates a number of glazed roof lights on the northern face. There are windows to both the Derby Street and Woolley Street elevations giving a very good degree of natural illumination.

Good loading is provided from Derby Street and there is a dedicated personnel reception at the buildings junction.

Each floor provides open plan accommodation which can be easily partitioned depending on the intended use.

We estimate that the minimum eaves height is approximately 11 feet.

Services

We understand that the property has the benefit of mains gas; three phase electricity, water and drainage connections.

A gas fired central heating system serves each floor and lighting is predominantly by fluorescent tubes.

The building also has a fitted intruder alarm, sprinkler system and a 1 tonne capacity goods lift that we believe was installed in 1986.

Floor Areas

The property has been measured in accordance with the RICS Code of Measuring Practice and is estimate to extend to 19,330 sq ft measured gross internally. This is apportioned as follows:

| | |
|--------------|---------------------|
| Lower Ground | 5,060 sq ft |
| Upper Ground | 5,060 sq ft |
| First Floor | 4,690 sq ft |
| Second Floor | 4,690 sq ft |
| Total | 19,500 sq ft |

Terms

The property is offered To Let on the basis of a new Full Repairing and Insuring lease for a period to be agreed.

Rental offers in the region of £70,000 per annum are sought.

Rates

The property currently has two Rateable Values in the 2010 rating list. The ground floor and sub-ground floor have a combined rateable value of £11,500 and the 1st and 2nd floors have a combined rateable value of £8,600.

We estimate that the rates payable in the current year (2016/2017) will be in the order of £5,566.00 for the ground and lower ground floors and the 1st and 2nd floors £4,162.40.

We are of the opinion that the property may benefit from Small Business Rating Relief. This could have the effect of reducing the rates payable at the property. Further enquiries should be directed to the Commercial Rating Team at Manchester City Council.

Viewing

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

Location Map



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.



Details Prepared: November 2016

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