



57b Derby Street | Cheetham Hill | Manchester, M8 8HW



4,632 sq ft (430.36 sq m)

SHOWROOM/WAREHOUSE ACCOMMODATION

- Available summer 2021
- Refurbishment planned
- Excellent main road prominence
- On street parking

TO LET

Refurbishment planned

DESCRIPTION

The property comprises a single storey, semi detached, showroom / warehouse of steel frame construction with painted, rendered elevations beneath a part flat, part north light pitched roof.

Internally, the property is configured to provide showroom accommodation with ancillary offices, reception area and conference room.

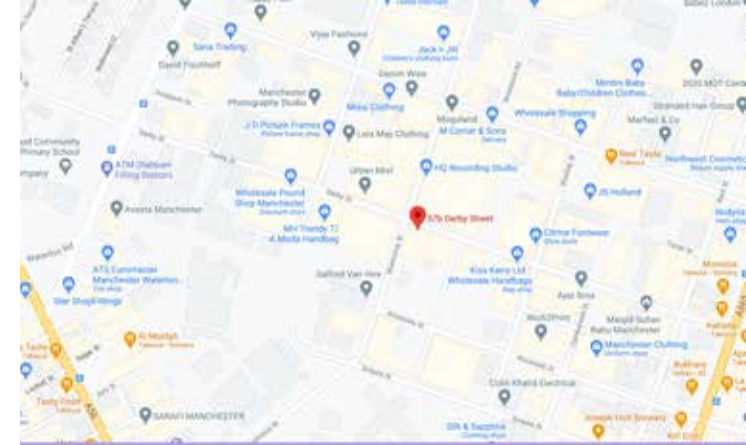
Externally, the site provides a shared, fenced yard area to the southern elevation, accessed via Sherborne Street.

LOCATION

The property is located on the southern side of Derby Street at its junction with Sherborne Street, in the Cheetham Hill area of Manchester, just off the A665 Cheetham Hill Road, and approximately 0.5 miles (0.8 km) north of Manchester city centre.

Cheetham Hill Road (A665) provides access to Manchester City Centre to the south and junction 17 of the M60 motorway, approximately 4 miles (6.4 km) to the north.

Due to the proximity to the city centre and easy access to the national motorway network, Cheetham Hill is extremely popular with occupiers within the textile and clothing industries.



FLOOR AREA

The premises have been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice 6th Edition and the following floor areas have been calculated:

Total 4,632 Sq ft / 430.36 Sq m

SERVICES

We understand that all main services are connected and the property benefits from three phase electricity.

TENURE

The premises are available to let by way of a new full repairing and insuring lease on terms to be agreed.

RENTAL

Rental is £45,000/annum, exclusive

RATEABLE VALUE

You are advised to make your own enquiries via Manchester City Council's Rating department.

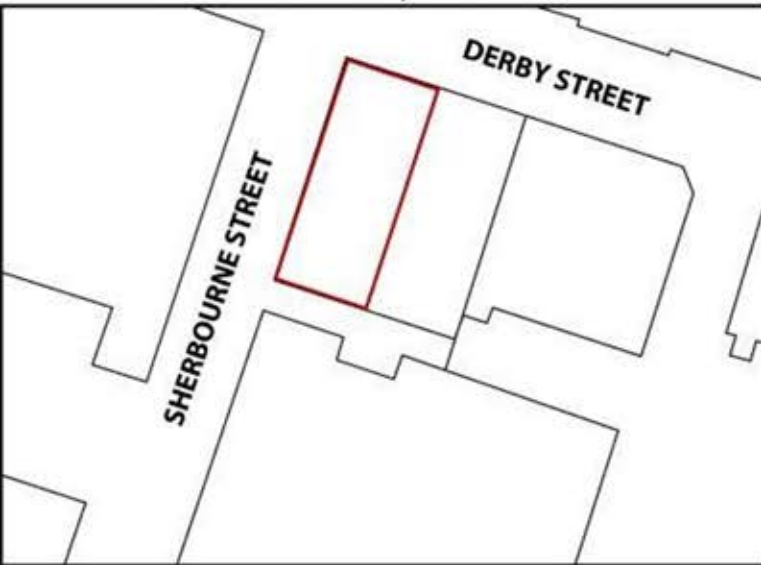
VIEWING

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

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57B DERBY STREET, MANCHESTER



MAY 2008
SCALE 1:180
DETAILS/LEASEPLAN UNIT. 57B DERBY STREET



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