



68 DERBY STREET | CHEETHAM HILL | MANCHESTER | M8 8AT



4,407 sq ft (409 sq m)

QUALITY GROUND FLOOR WHOLESALE
SHOWROOM PREMISES WITH OFFICES

TO LET

DESCRIPTION

The property comprises the ground floor element of a bespoke two storey wholesale and office building which fronts directly onto Derby Street.

The property is a modern two storey unit of brick construction. The ground floor has been fitted out to accommodate well-appointed open plan wholesale showroom space which can be subdivided if required to suit the individual occupiers' requirements. The floorspace has suspended ceilings, glazed partitioning, carpeting and also affords some office and storage space, kitchen and ancillary facilities. The accommodation is fully self-contained with staff/customer access at the front where there is display frontage to the popular Derby Street.

Externally there is private car parking and loading into the building at the rear through a dedicated loading bay.

LOCATION

The property is prominently located on the popular and well established Derby Street close to its' junction with Waterloo Road in the heart of the Cheetham Hill wholesale area approximately 1 mile from the city centre.

The area is popular with the wholesale and cash and carry community. At the present time there are a number of other commercial operators together with retailers and restaurant operators opening up. There has also been some significant development in recent years with the opening of a large casino nearby, two Asian wedding venues and a new hotel on the former Boddingtons Brewery site.

Refer to Location Map.

SERVICES

We understand that all mains services are available.

FLOOR AREAS

The gross floor area extends to 4,407 sq ft in total.

ENERGY PERFORMANCE CERTIFICATE

Available on request

TERMS

The property is to be let on a fully inclusive basis at £52,000/annum including rates and buildings insurance.

Full details on request.

VIEWING

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



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