



UNIT 74H | 75 SHERBOURNE STREET | MANCHESTER



1,644 sq ft (153 sq m)



BRAND NEW WELL LOCATED QUALITY
RETAIL SHOWROOM UNIT WITH STORAGE

FOR SALE/TO LET

DESCRIPTION

75H Sherbourne Street is an end of terrace retail/wholesale unit of particularly high specification providing accommodation over 3 floors.

The ground floor has been fitted to a high standard with display frontage, tiled floors and quality light fittings. WC/Washroom and Kitchen facilities are located at first floor level. The property is decorated to a 'shell' finish allowing the incoming occupant the opportunity to fit out to their own exacting standards.

There is also on site car parking and rear loading areas.

An internal inspection is highly recommended.



LOCATION

75H Sherbourne Street is positioned just off the popular Broughton Street at Cheetham Hill in the heart of the wholesale area approximately 1 mile from the city centre.

The main A665 Cheetham Hill Road and A56 Bury New Road are readily accessible via Waterloo Road.

The area is popular with the wholesale fashion and cash and carry community and is currently in a period of reestablishment with the influx of new overseas businesses coming into the area. There is also an ever increasing influx of retailers and professional organisations moving in.

SERVICES

We understand that all mains services are available. The property is also fully alarmed.

FLOOR AREAS

Unit 74H extends to 1,644 sq ft with the accommodation arranged over ground and two upper floors.

ENERGY PERFORMANCE CERTIFICATE

Available on request

RATES

To be assessed on occupation.

TERMS

The unit is available on a new lease for a period to be agreed. Rent £25,000/annum, exclusive.

Alternatively the property is available for purchase at a price of £350,000.

Further details on application.

VIEWING

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



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