



CHEETWOOD HOUSE | WATERLOO ROAD/ALLISON STREET |
CHEETHAM HILL | MANCHESTER



12,487 sq ft (1,161 sq m)



**SUBSTANTIAL PROMINENT
WHOLESALE/SHOWROOM
UNIT FRONTING BUSY MAIN ROAD**

TO LET

DESCRIPTION

The unit is located within the Cheetwood House complex of buildings owned and occupied by our clients Kipfold for many years.

It is located within its own dedicated car parking and loading yard at the junction of Waterloo Road and Allison Street. It comprises a substantial modern single storey wholesale/showroom building of steel portal frame construction with a solid concrete floor and provides a mainly open plan area suitable for a host of uses; subject to appropriate consents. At the front elevation the property has dedicated loading and customer access points and a small, partitioned sales office area. The warehouse has an eaves height of 12 feet 6ins.

Externally the property enjoys loading and customer access from a large secure fully surfaced car parking and loading area accessed directly off Allison Street and located at the junction with Waterloo Road.



LOCATION

The property is located at the junction of Waterloo Road and Allison Street within Cheetham Hill in an area very popular with the wholesale/cash and carry sector.

The main A665 Cheetham Hill Road is less than 200 yards distant as is the A5 Bury New Road and the property is about 1 mile north of Manchester city centre.

Please refer to attached location map.

FLOOR AREA

The property extends in total to a gross internal floor area of 12,487 sq ft.

SERVICES

We understand that the property has all mains service connections including a 3 phase electricity supply, gas, water and drainage connections.

Heating is provided by gas fired hot air blowers and the unit is also fully alarmed and sprinklered.

RATES

Details on application.

LEASE

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

Rental £55,000/annum

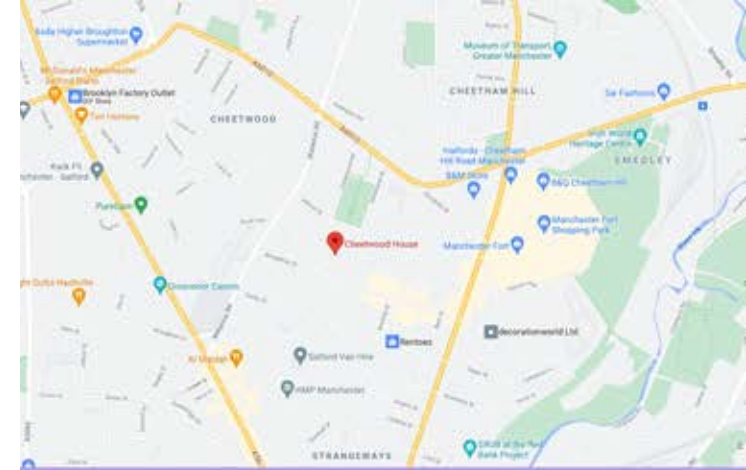
ENERGY PERFORMANCE CERTIFICATE

Available on request.

VIEWING

All enquiries to the Sole Agents:

Haughton Warburton 0161 839 0080



HW Property Ltd. conditions under which particulars are issued: Messrs. Haughton 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.

