



CHEETWOOD HOUSE | CHEETWOOD ROAD | CHEETHAM HILL
MANCHESTER | M8 8AQ



5,166 sq ft (480 sq m)



VERY HIGH QUALITY WHOLESALE SHOWROOM
PROPERTY WITH PLENTY OF CAR PARKING

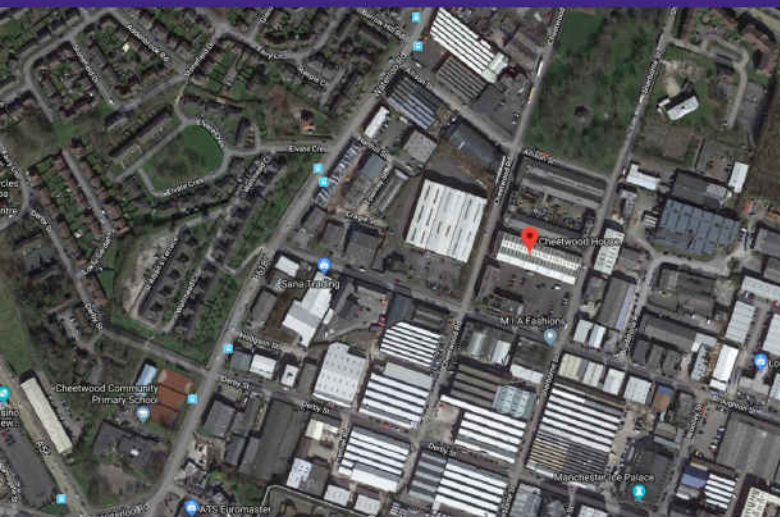
TO LET

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 Cheetwood Road and Allison Street. It has been fitted out to a very high specification to provide an attractive showroom environment with laminate flooring, excellent standard of decoration, feature lighting and an open plan/airy feel. The property benefits from an internal bank of storerooms/offices and kitchen together with washroom and is suitable for a host of uses; subject to consent.

Externally the property enjoys loading and customer access from a large secure fully surfaced car parking and loading area accessed directly off Cheetwood Road.



LOCATION

The property is prominently located at the junction of Cheetwood 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.

RATES

Cost profile details on request.

FLOOR AREAS

The property extends in total to a gross internal floor area of 5,166 sq ft.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

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 £40,000/annum

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 a gas fired central heating system and is also fully alarmed and sprinklered.

VIEWING

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



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