



UNIT 10 | THE ICE PALACE | WOOLLEY STREET | MANCHESTER



1,600 sq ft (149 sq m)



CENTRALLY LOCATED
WHOLESALE/RETAIL SHOWROOM UNIT

TO LET

DESCRIPTION

Unit 10 is a small lock up type wholesale/retail unit providing accommodation over ground and first floor level. The accommodation at ground floor is effectively open plane in nature with a display frontage to Woolley Street and the upper floor provides storage/display accommodation with a small office at the front.

Car parking is available on Woolley Street.

An internal inspection is highly recommended.

LOCATION

Unit 10 forms part of the established Ice Palace wholesale development positioned at the corner of Derby Street and Woolley 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 on new overseas businesses coming into the area. There is also an ever increasing influx of retailers and professional organisations moving in.

Refer to map

SERVICES

We understand that all mains services are available.

FLOOR AREAS

The unit extends to 1,600 sq ft with the accommodation arranged equally over ground and first floor.

ENERGY PERFORMANCE CERTIFICATE

Available on request

TERMS

The units are available on new lease for a period to be agreed. Rent £15,600/annum, exclusive.

Further details on application.

VIEWING

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



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

