



UNIT @ 74 | SHERBOURNE STREET | MANCHESTER



1,667 sq ft (155 sq m)



BRAND NEW WELL LOCATED QUALITY RETAIL SHOWROOM  
UNIT WITH STORAGE  
\*\*WILL SPLIT/SUBDIVIDE\*\*

TO LET

## DESCRIPTION

74 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

74 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 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. The property is also fully alarmed.

## FLOOR AREAS

74 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 £21,000/annum, exclusive.

Further details on application.

## VIEWING

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



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