



markwarburton

CHARTERED SURVEYORS

FOR SALE / MIGHT LET

(Owing to relocation of Jay Trim)



VERY WELL-PLACED DETACHED WHOLESALE WAREHOUSE BUILDING WITH OWN SECURE PRIVATE CAR PARKING

4,190 sq. ft (389 sq. m) Plus Mezzanine Floor of 4,115 sq. ft (382 sq. m)

14 STOCKS STREET, CHEETHAM HILL, MANCHESTER, M8 8QG

PROPERTY DESCRIPTION

The property is a modern single storey detached warehouse building with its own secure private car parking. It is of steel portal frame construction with brickwork external blockwork internal elevation walls to two thirds and with insulated steel cladding to the upper third of the property. The floor is of solid concrete throughout which has been painted to finish, and the roof is pitched and lined and incorporates translucent roof panels. The height to the eaves is 18ft 6ins.

Access is afforded at the properties front elevation where there is a canopy along the whole of the front elevation wall.



Internally the property is arranged to accommodate our clients wholesale business and has a dedicated customer reception, warehouse display area with counter sales, good quality open plan admin offices, well equipped staff kitchen and both male and female Wc facilities. There is a good quality and substantial mezzanine floor effectively doubling the floor area with the height to the underside from within the warehouse being 9ft 3ins.

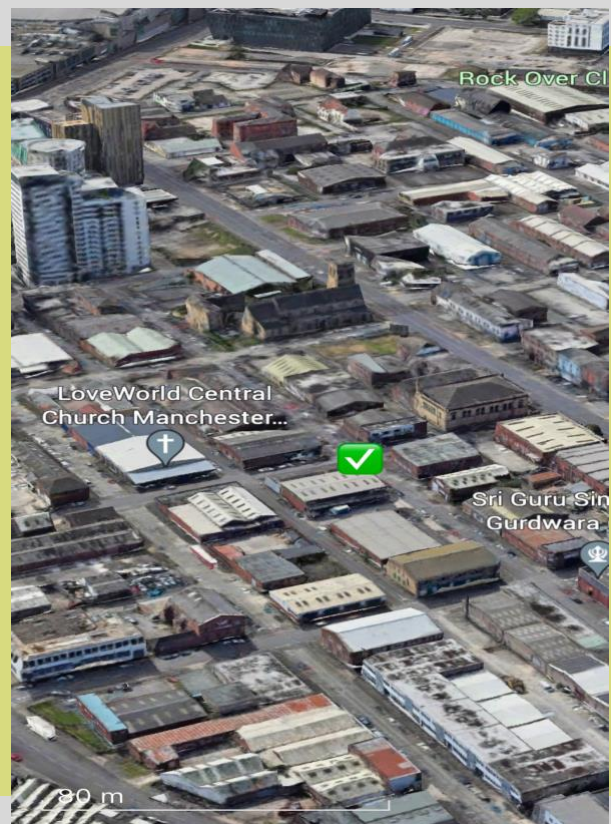
Externally the property has its own dedicated private car parking area which is fully surfaced in Macadam and secured with palisade fencing to both the 'front' Stocks Street side and 'rear' Stocks Street East side where access and egress are easily afforded.

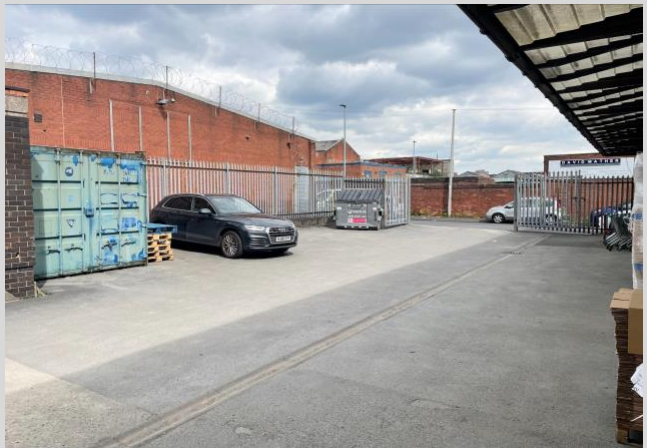
PROPERTY LOCATION

The property occupies an excellent position within the Cheetham Hill district of Manchester, an area very well-established with the wholesale, fashion and cash and carry community.

In recent years the area has become more and more popular with the wider business community with incoming café, restaurant, professional (solicitors, accountants, medical practitioners) and service industry operators moving in

Fronting directly onto Stocks Street which runs close and parallel with the main A665 Cheetham Hill Road which links directly into Manchester city centre via the AO Arena and Victoria Railway Station route the property is a short walk being less than 0.5 mile north of the city centre.







SERVICES

We understand that mains electricity, gas, water, and drainage connections are available at the property.

The property has a central heating system installed serving the offices and kitchen areas with the warehouse being heated by hot air blower. Lighting is predominantly via strip fluorescent tubes and there is a sprinkler system and intruder alarm installation.

RATES

The property is assessed to a Rateable Value of £29,250.

TENURE

The property is held long leasehold with an unexpired term remaining of 64 years. There is no ground rent payable.

TERMS

The property is available on either a For Sale or To Let basis.

Sale price offers over £550,000.

Available To Let under the terms of a new lease for a period to be agreed, the lease drafted on a full repairing and insuring basis and at an initial rent of £40,000 /annum.

ENERGY PERFORMANCE

Certificate available on request

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from any intending tenant.

FLOOR AREAS

The whole property extends to a gross internal floor area of 4,190 sq. ft as follows:

Customer Reception	119 sq. ft	12 sq. m
Warehouse	3,516 sq. ft	327 sq. m
Admin Offices	308 sq. ft	28 sq. m
Kitchen	135 sq. ft	12 sq. m
WCs	112 sq. ft	10 sq. m
Total	4,190 sq. ft	389 sq. m

The mezzanine extends to 4,115 sq. ft gross.

SUMMARY:

- Excellent position within the heart of the main wholesale fashion district
- Close to city centre, free local car parking and main transport links
- Alternative use potential (subject to consents)

VIEWING

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors
T: 0776 997 0244.
E: mark@mwproperty.co.uk



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