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CHARTERED SURVEYORS

FOR SALE



SINGLE STOREY WAREHOUSE BUILDING WITH FRONT FACING TWO STOREY SHOWROOM IN PRIME WHOLESALE/FASHION DISTRICT

5,778 sq. ft (537 sq. m)

47 BROUGHTON STREET, CHEETHAM HILL, MANCHESTER, M8 8AN

PROPERTY DESCRIPTION

47 Broughton Street is a predominantly single storey warehouse building with two storey showroom areas to the front. It dates to the 1960s. It has been in long term use by our clients as a wholesale showroom and storage facility.

The property comprises single storey warehouse space at the rear with a two-storey element to Broughton Street accommodating showroom facilities at ground floor level and showroom/office and ancillary facilities at first floor level.



The construction is of reinforced concrete frame with brick elevations, solid concrete floor and a pitched roof supported on light steel trusses to the warehouse areas.

Internally at ground floor level the property has an elevated and recessed customer entrance vestibule leading off Broughton Street into a small entranceway leading through to the ground floor showroom areas which are interconnected with the warehouse areas at the properties rear.

The first floor provides showroom and office space with storage/ancillary and WC areas.

PROPERTY LOCATION



The property is in the heart of the Cheetham Hill wholesale district. It is centrally positioned and fronts directly onto the well-established and hugely popular Broughton Street close to its junction with Cheetwood Road.

Broughton Street lies on the northern fringe of Manchester city centre and the property enjoys a very good position on the Street. Broughton Street runs between Waterloo Road and the main A665 Cheetham Hill Road which links directly into Manchester city centre towards Victoria Station, which is less than 1 mile distant.

The area is popular with the wholesale/fashion/cash and carry trade. At the current time there is an increasing number of commercial uses moving into the area given its close proximity to the rapidly growing Manchester city centre boundaries.







SERVICES

The property has gas, electricity, water, and mains drainage connections.

There is a gas fired hot air blower installation at ground floor and strip fluorescent lighting installed throughout

Energy Performance Certificate

Available on request.

Rates

Rateable Value £39,750.

Tenure

The property is freehold.

Price

Offers over £775,000.

The property is vat registered and as such the property will be subject to vat.

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 property extends to a gross internal floor area of 5,778 sq. ft made up as follows:

| | | |
|----------------------|---------------------|------------------|
| Rear Warehouse | 3,208 sq. ft | 299 sq. m |
| Front Showroom Areas | 1,285 sq. ft | 119 sq. m |
| First Floor Areas | 1,285 sq. ft | 119 sq. m |
| Total | 5,778 sq. ft | 537 sq. m |

SUMMARY:

- Centrally located on the hugely popular Broughton Street.
- Rear loading yard and car parking leading off Cheetwood Road.
- Good clear open plan floorspace predominantly over ground floor level.
- Very rare purchase opportunity allowing purchasers to repurpose.

VIEWING

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors
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