



markwarburton
CHARTERED SURVEYORS

TO LET

SUITABLE FOR ALTERNATIVE USES (subject to consents)



PROMINENT WHOLESALE GROUND FLOOR SHOWROOM AND BASEMENT PREMISES FRONTING MAIN A665 CHEETHAM HILL ROAD

3,526 sq. ft (328 sq. m)

166-168 CHEETHAM HILL ROAD, CHEETHAM HILL, MANCHESTER, M8 8LQ

PROPERTY DESCRIPTION

The property comprises the extended ground floor and basement areas of a middle of terrace Victorian built three storey commercial unit of brick.

construction under a pitched slate roof. The front elevation has been cement rendered and painted.

The ground floor level is elevated from the line of Cheetham Hill Road and is accessed via steps to the left side of the property. This area provides the timber suspended ground floor very good visibility for sales and display purposes with the property having high level bay windows at the front elevation.



The ground floor is currently occupied by a fashion wholesaler and comprises a number of interconnected showroom and warehouse areas together with staff facilities. The property also has the benefit of basement storage (not measured)

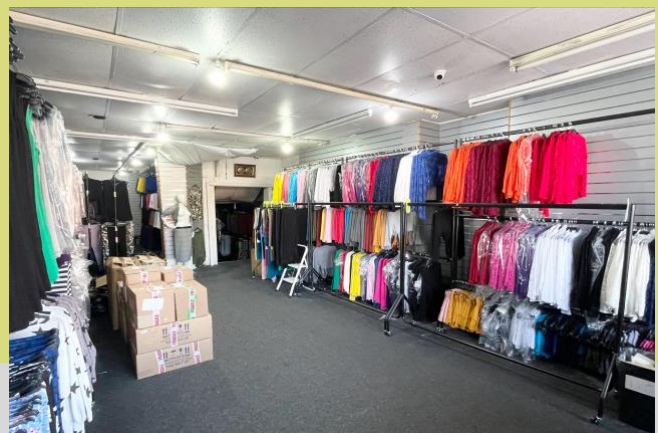
It is considered that the property has the potential for alternative uses such as restaurant, café/coffee shop for example (subject to consent) with further details on application.

PROPERTY LOCATION

The property occupies a prominent main road fronted 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 industries moving in

Fronting directly onto 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, water, and drainage connections are available at the property.

The property has central heating installed which is a shared system with other parts of the property in the ownership and occupation of our clients.

RATES

The property is assessed to a Rateable Value of £9,400.

TERMS

The property is available under the terms of a new lease for a period to be agreed the lease drafted on a full repairing basis and at an initial rent of £35,000/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.

VIEWING

By prior appointment with the Sole Agents:

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



FLOOR AREAS

The ground floor element extends to a total area of some 3,526 sq. ft.

The basement storage area is included but has not been separately measured.

SUMMARY:

- Good position within main wholesale fashion district
- Close to city centre, free local car parking and main transport links
- Alternative use potential, restaurant, offices, café/coffee shop, consulting rooms etc (subject to consents)



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