



markwarburton  
CHARTERED SURVEYORS

# TO LET

ID: 100-057



## FIRST AND SECOND FLOOR COMMERCIAL / OFFICE PREMISES

**55 sq. ft to 2,055 sq. ft** (5 sq. m to 191 sq. m)

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

## PROPERTY DESCRIPTION

The floorspace available is arranged over first and second floor level and has been subdivided into a range of 19 rooms offering from as little as 55 sq ft up to 2,055 sq. ft.

The property is a main road fronted 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

It is considered that the property has the potential for various uses such as office, showroom, studio, Tik Tok operators and influencers for example.

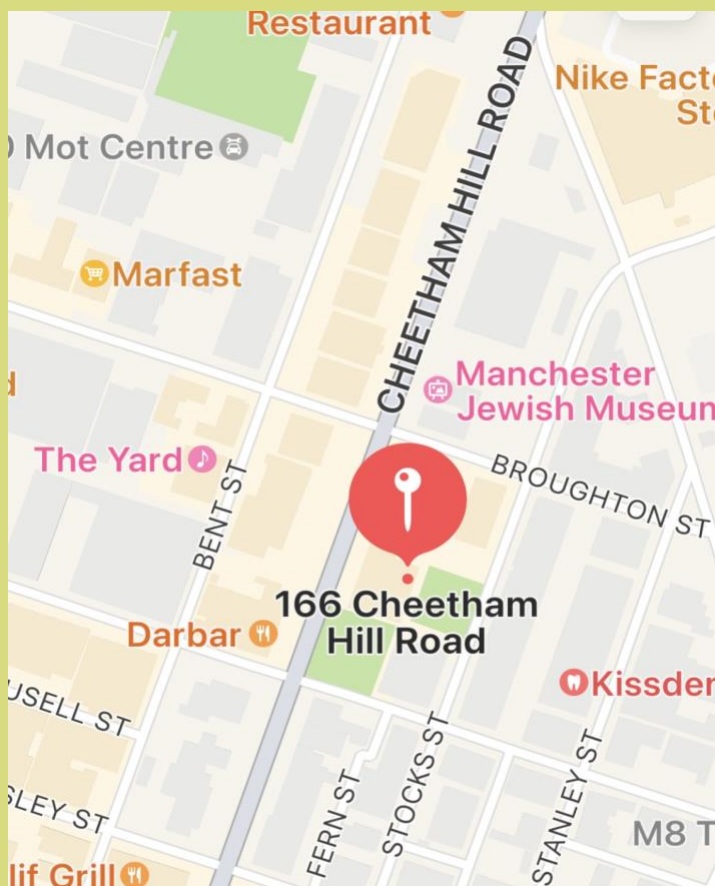
There is closeby free car parking facilities.

## 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.

## FLOOR AREAS

The total floorspace available extends to 2,055 sq. ft arranged over first and second floor levels with individual rooms available from as little as 55 sq. ft to 220 sq. ft and other sizes in between.

## RATES

Details on application.

## TERMS

The property is available To Let on very easy flexible terms on short term (daily) rates or for longer periods to be agreed.

## SUMMARY:

- Good position within main wholesale fashion district
- Close to city centre, free local car parking and main transport links.

## 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



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