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CHARTERED SURVEYORS

TO LET

Property ID: 100-075



HIGH QUALITY MODERN TWO STOREY WHOLESALE SHOWROOM BUILDING FORMING PART OF A BESPOKE DEVELOPMENT IN MANCHESTERS PRIME WHOLESALE/FASHION DISTRICT

3,572 sq. ft (332 sq. m)

UNITS 8 & 9 BROUGHTON COURT, 32 BROUGHTON STREET, CHEETHAM HILL, MANCHESTER, M8 8QA

PROPERTY DESCRIPTION

The property is a two-storey showroom facility within a modern recently built terrace of similar buildings. Positioned in the centre of Broughton Court the property is of steel frame construction with brickwork and clad elevations and a domed roof formation and solid concrete floors.



Given over to wholesale showroom use to the ground floor element the property provides a very high quality modern and open plan showroom area with full display frontage and with customer reception/counter area to the front and offices, stores, wc/washroom and lift at the rear. The first floor is open plan in layout and provides a mix of display accommodation and storage.

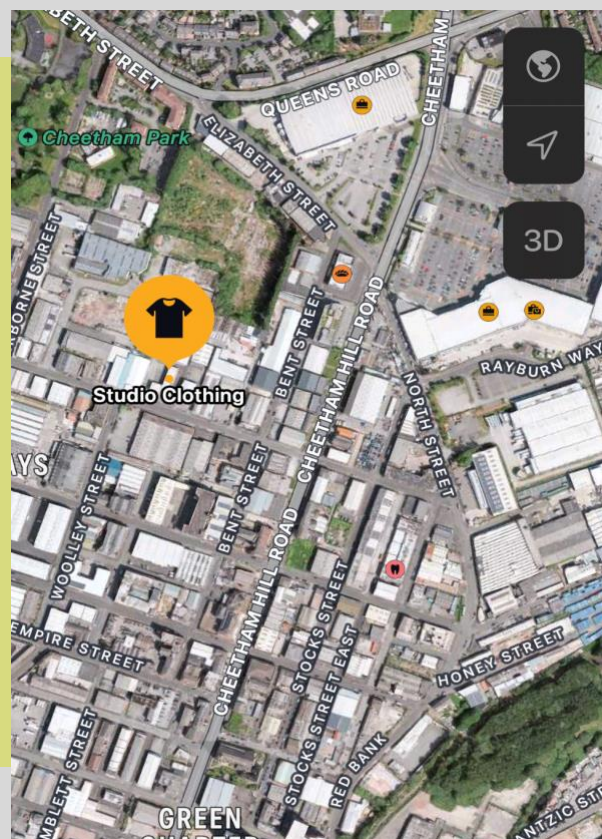
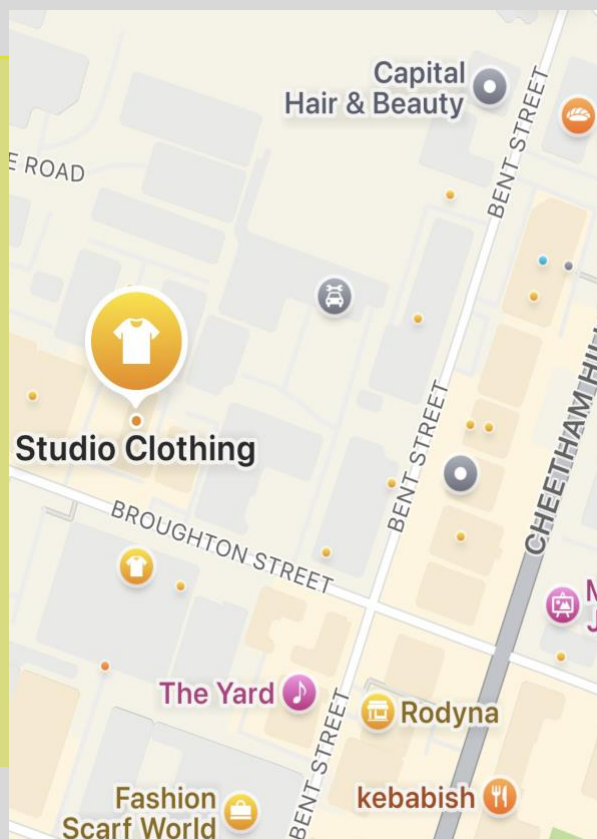
To the front are 6 private car parking spaces and ample free customer car parking within the general car park of the development.

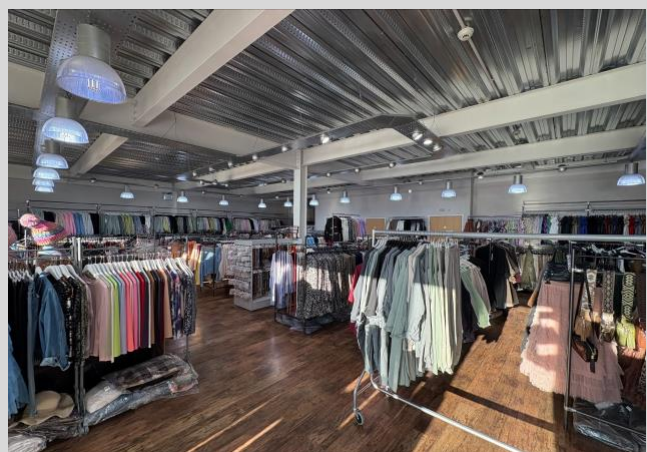
An inspection of the property is thoroughly recommended to appreciate the quality of the opportunity on offer here. This property genuinely is a cut above the vast majority of showrooms in the area.

PROPERTY LOCATION

The property is located in the heart of the Cheetham Hill wholesale district well positioned and fronting into the main court of the Broughton Court development in the centre of the hugely popular Broughton Street. Broughton Street lies on the northern fringe of Manchester city centre and runs between Waterloo Road and the main A665 Cheetham Hill Road which links directly into Manchester city centre towards Victoria Station, 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 and an intruder alarm.

There is a gas fired heating system installed and high intensity ceiling mounted sodium industrial style lighting.

RATES

Rateable Value £37,750.

LEASE TERMS

The property is available on a new lease for a term to be agreed with the lease drafted on a full repairing and insuring basis.

Rent £42,500/annum, exclusive.

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 property extends to a gross internal floor area of 3,572 sq. ft made up as follows:

Ground Floor	1,786 sq. ft	166 sq. m
First Floor	1,786 sq. ft	166 sq. m
Total	3,572 sq. ft	332 sq. m

SUMMARY:

Prominently located on the well-established and popular Broughton Court development

6 car parking spaces to the front

Good clear open plan floorspace with full display at ground floor level

VIEWING

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors
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E: mark@mwproperty.co.uk



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