



markwarburton
CHARTERED SURVEYORS

FOR SALE

Very Confidentially Available

COMMERCIAL INVESTMENT OPPORTUNITY FOUR RECENTLY
BUILT INCOME GENERATING SHOWROOM UNITS

8,000 SQ. FT / 743 SQ. M

 128, 128A, 128B & 128C BROUGHTON STREET,
CHEETHAM HILL, MANCHESTER, M8 8AN

PROPERTY LOCATION

The property is located 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 Waterloo Road which links with the A56 Bury New Road closeby.

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 distance.



128, 128A, 128B & 128C
BROUGHTON STREET

CHEETWOOD ROAD

BROUGHTON STREET

WATERLOO ROAD

mark@mwproperty.co.uk
07769 970 244





- Centrally located on the hugely popular Broughton Street.
- High quality floorspace.
- Good mix of tenant use in long- and well-established wholesale district.
- Current rent roll £121,000/annum.
- Very rare purchase opportunity.
- Attractive Net Initial Yield circa 7.66% and area capital growth potential.

The property comprises a recently constructed small terrace of two storey wholesale showroom units of brick construction, concrete floors and pitched slate roof, with each unit having a glazed display frontage to Broughton Street with flush customer entrance door.

Each unit has accommodation at ground and first floor level and has been fully fitted out by the individual tenants to their own requirements. Two of the tenants' trade as clothing wholesalers, one as an aesthetics consultant and the other a fragrance wholesaler.



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SERVICES

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

LEASES AND RENT

The units are let on separate leases for different periods with fuller details on application.

The current rent roll is £121,000/annum.

TENURE

The property is Freehold.

PRICE

£1,500,000.

ENERGY PERFORMANCE

Details on request.

FLOOR AREA

Each of the four units extend to 2,000 sq ft with the accommodation arranged over ground and first floor levels.

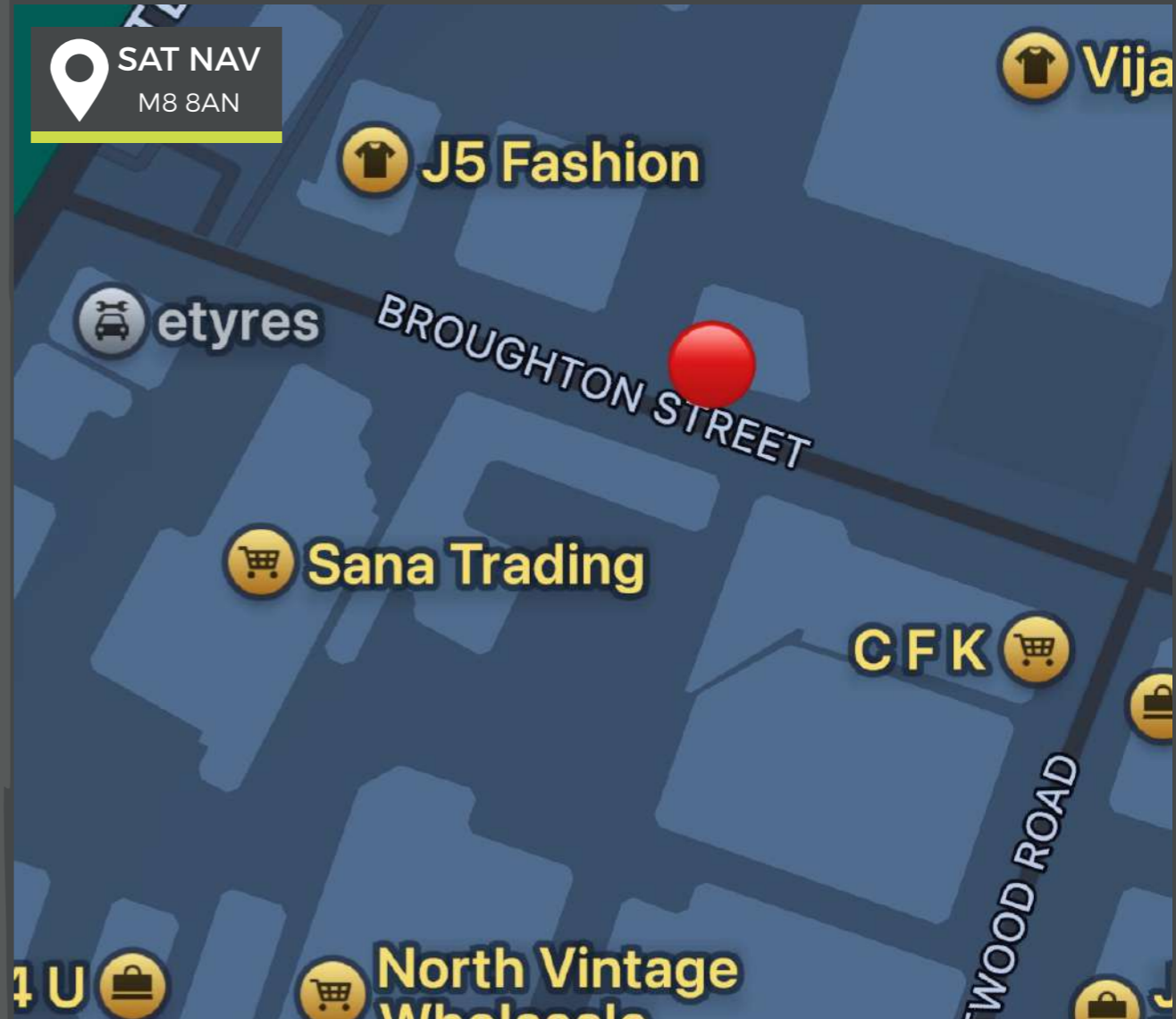
ANTI MONEY LAUNDERING

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

VIEWING:

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors
T: 07769 970 244
E: mark@mwproperty.co.uk



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