



markwarburton

CHARTERED SURVEYORS

ID 100-081

FOR SALE

HIGHLY PROMINENT STRATEGIC COMMERCIAL AND
RESIDENTIAL DEVELOPMENT OPPORTUNITY

0.26 acres, or thereabouts (0.105 hectares)

 111 CHEETHAM HILL ROAD & 21 DERBY STREET
CHEETHAM HILL, MANCHESTER, M8 8LW

PROPERTY LOCATION

The site occupies an excellent prominent position at the junction of the main A665 Cheetham Hill Road and the popular Derby Street less than 0.25 mile north of Manchester city centre. It lies within the city's main wholesale, fashion and cash and carry trading district.

In recent years the area has become more and more popular with the wider business community with hotel, leisure, office, café, restaurant, professional and service industry operators moving in amongst the established wholesale trades.

Being at the junction of Cheetham Hill Road and Derby Street the site is very close to Manchester city centre which is accessed along the A665 at the AO Arena and Victoria Railway Station route. It is a short brisk walk of 10 minutes to Manchester city centre.



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- Excellent well-established location on fringe of Manchester city centre
- Very rare opportunity in rapidly changing area
- Well, established commercially and emerging residential location

The site is a flat and rectangular shaped parcel of land with a substantial frontage to Cheetham Hill Road (23.57m/77ft) and a substantial return frontage to Derby Street (45.69m/150ft).

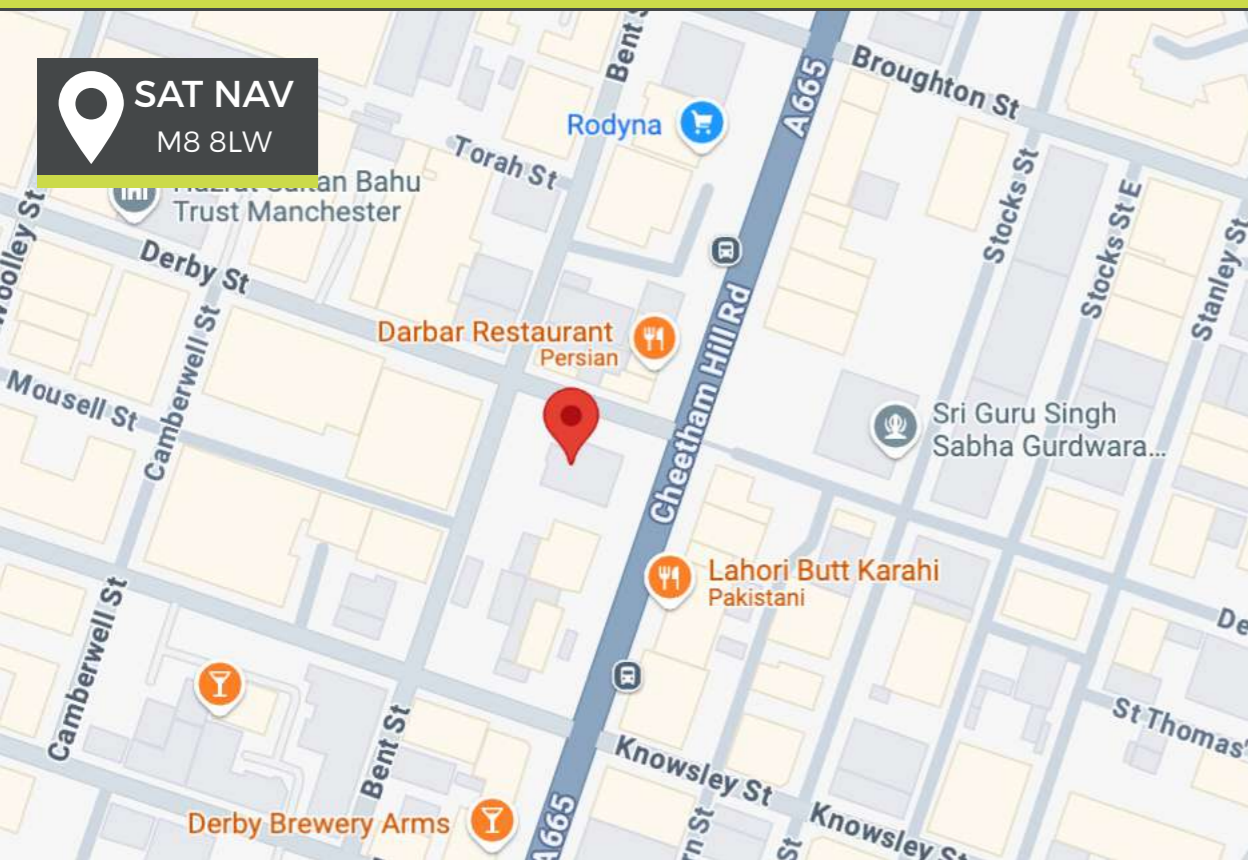
The site has the benefit of 'dropped kerb' access on Cheetham Hill Road at the front and on Derby Street along the rightside. In addition, access is also afforded from Bent Street to the rear of the site.

PLANNING

The site has a long-established use for commercial purposes. For many years the site has traded as a motor vehicle 'drive through/wash and go' and 'drop and leave' car wash and valeting operation.

It is believed the site has the potential for redevelopment of a mixed commercial and residential scheme, subject to planning and formal consent. Our clients have recently formally engaged strategic development advisors and architects to produce indicative schematic proposals for the site. These have been discussed on a pre application basis with Manchester City Council who we understand have been very receptive to these discussions and ideas proffered.

Discussions have taken place regarding a development of a 6-storey mixed commercial and residential block providing 8 ground floor commercial units and 44 residential units of mixed 1,2 and 3 beds to the upper floors and further discussions about an additional 7th floor have been met with encouragement.



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DMX TYRES

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Break Out

WASH & WAX	WAX VALET	WAX VALET	WAX VALET	WAX VALET
Hand Wash Wheel Clean Wax Tyre Shine Exterior Shine Interior Clean	Hand Wash Wheel Clean Wax Tyre Shine Exterior Shine Interior Clean Wax	Hand Wash Wheel Clean Wax Tyre Shine Exterior Shine Interior Clean Wax Wax	Hand Wash Wheel Clean Wax Tyre Shine Exterior Shine Interior Clean Wax Wax Wax	Hand Wash Wheel Clean Wax Tyre Shine Exterior Shine Interior Clean Wax Wax Wax Wax
£6 A.K.A. £8	£7 A.K.A. £10	£15 A.K.A. £18	£25.00 A.K.A. £30	£35.00 A.K.A. £40



SERVICES

We understand that all mains' services are already available on site.

TENURE

Freehold

TERMS

The site is offered on a for sale at offers in excess of £3m.

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 purchaser.

SITE AREA

The site extends to an area of some 0.26 acres or thereabouts (0.105 hectares).

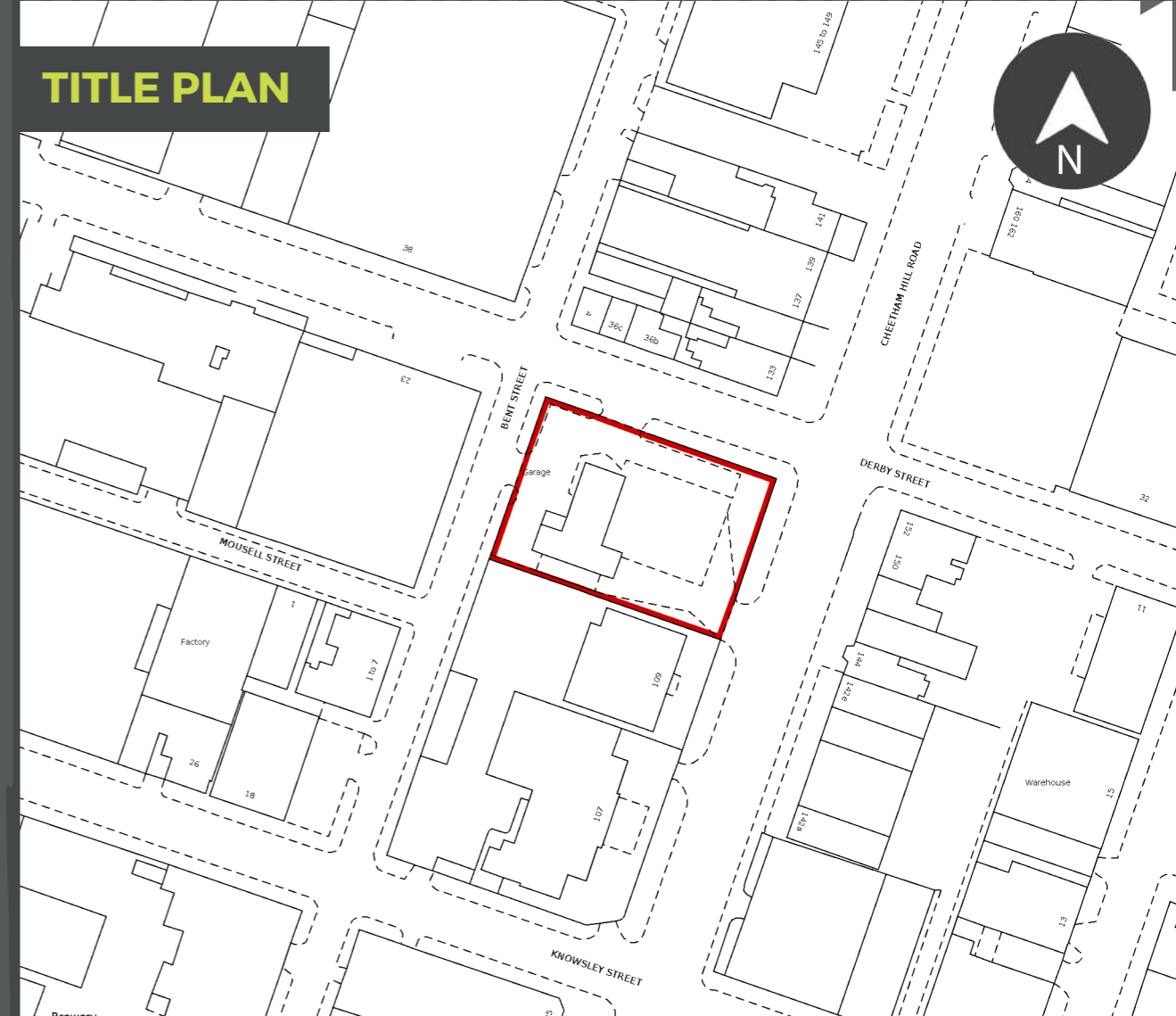
A copy of the Title Plan is included on these particulars.

VIEWING:

The site can be viewed at any time but please restrict all discussions to contact with us, thank you

Mark Warburton Chartered Surveyors
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TITLE PLAN



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