



markwarburton  
CHARTERED SURVEYORS


ID 100-083

## TO LET

PROMINENT WELL POSITIONED RESTAURANT BUILDING  
CLOSE TO CITY CENTRE

SUIT ALTERNATIVE USES (subject to consents)

**3,585 SQ. FT / 333 SQ. M**

 97 CHEETHAM HILL ROAD, CHEETHAM HILL,  
MANCHESTER, M8 8PY

## PROPERTY LOCATION

The property occupies an excellent prominent position on the main A665 Cheetham Hill Road between Empire Street and Knowsley 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.

The property is very close to Manchester city centre, the AO Arena, The Manchester College City Campus, and Victoria Railway Station. It is a short brisk walk of 10 minutes from Manchester city centre.



**CHATLEY STREET**

**EMPIRE STREET**

**KNOWSLEY STREET**

**97 CHEETHAM HILL ROAD**

mark@mwproperty.co.uk  
07769 970 244





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

Number 97 Cheetham Hill Road is a middle of terrace commercial property which has been in use as a restaurant for a number of years and was once part of the adjacent Derby Brewery Arms Hotel and Public House.

The property is of brick construction with a pitched slate roof and provides accommodation over ground and two upper floor levels together with basement storage. The ground floor has a café/takeaway at the front with extended areas to the rear accommodating the kitchen and preparation facilities. The first floor has been extensively fitted out as a restaurant to a good standard and is principally open plan in layout. The top floor provides ancillary/storage space as does the basement.

To the front a partially covered outside terrace has been installed to provide pavement dining.

An inspection is thoroughly recommended.

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## SERVICES

We understand that all mains' services are available at the property.

Further details on application.

## RATES

Rateable Value £10,000 (Ground Floor)  
Rateable Value £10,000 (1st & 2nd Floors)

## LEASE TERMS

The property is available under a new lease for a period to be agreed and on full repairing and insuring terms.

Rent £35,000/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 AREA

The property extends to a gross internal floor area of 3,585 sq. ft made up as follows:

Ground Floor	1,249 sq. ft	116 sq. m
First Floor	1,087 sq. ft	101 sq. m
Second Floor	1,087 sq. ft	101 sq. m
Basement	162 sq. ft	15 sq. m
<b>TOTAL</b>	<b>3,585 sq. ft</b>	<b>333 sq. m</b>

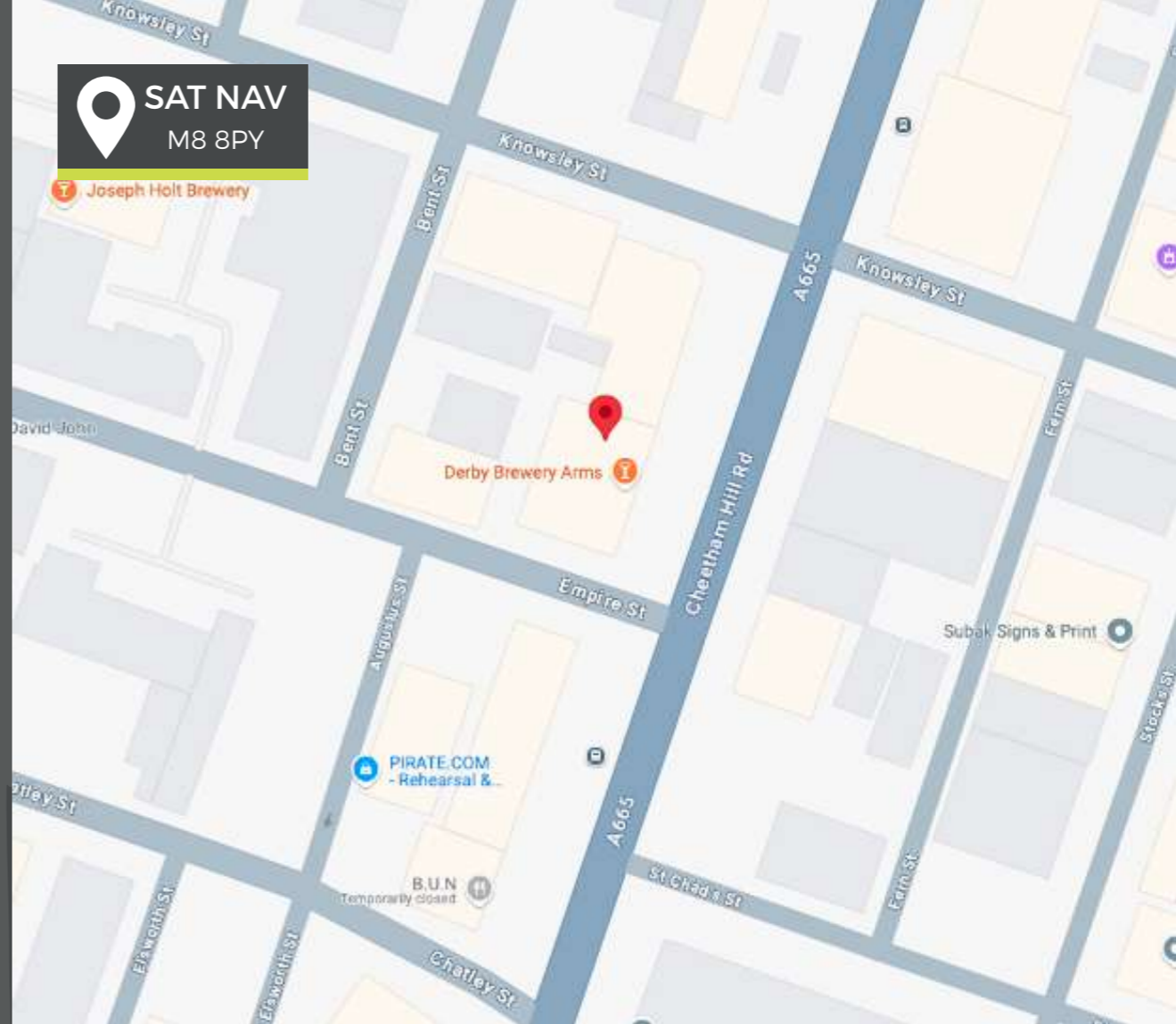
### VIEWING:

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors

T: 07769 970 244

E: [mark@mwproperty.co.uk](mailto:mark@mwproperty.co.uk)



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