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CHARTERED SURVEYORS

ID 100-124

# FOR SALE

**INCOME GENERATING INVESTMENT PROPERTY  
HIGH QUALITY MODERN THREE STOREY STUDIO  
AND WHOLESALE SHOWROOM**

**5,899 SQ. FT / 548 SQ. M**

 **UNIT 4, 30-32 KNOWSLEY STREET, CHEETHAM HILL  
MANCHESTER, M8 8HQ**



## PROPERTY LOCATION

Unit 4 forms part of the 30-32 Knowsley Street business development at the turn with Woolley Street in the heart of Manchester's main wholesaling district. It is close to the A665 Cheetham Hill Road and less than 1 mile from Manchester city centre.







- Popular well located recent business development
- Ample on street car parking
- Good quality, flexible floorspace
- Fully let generating £41,180 plus vat/annum
- Excellent opportunity



A modern recent constructed three storey studio and wholesale showroom building occupying a prominent position.

Unit 4 is of steel frame construction with brickwork and clad elevations and a domed roof formation and solid concrete floors.

The ground and first floors are currently in use as studio and events space with the second floor providing wholesale showroom and office accommodation.

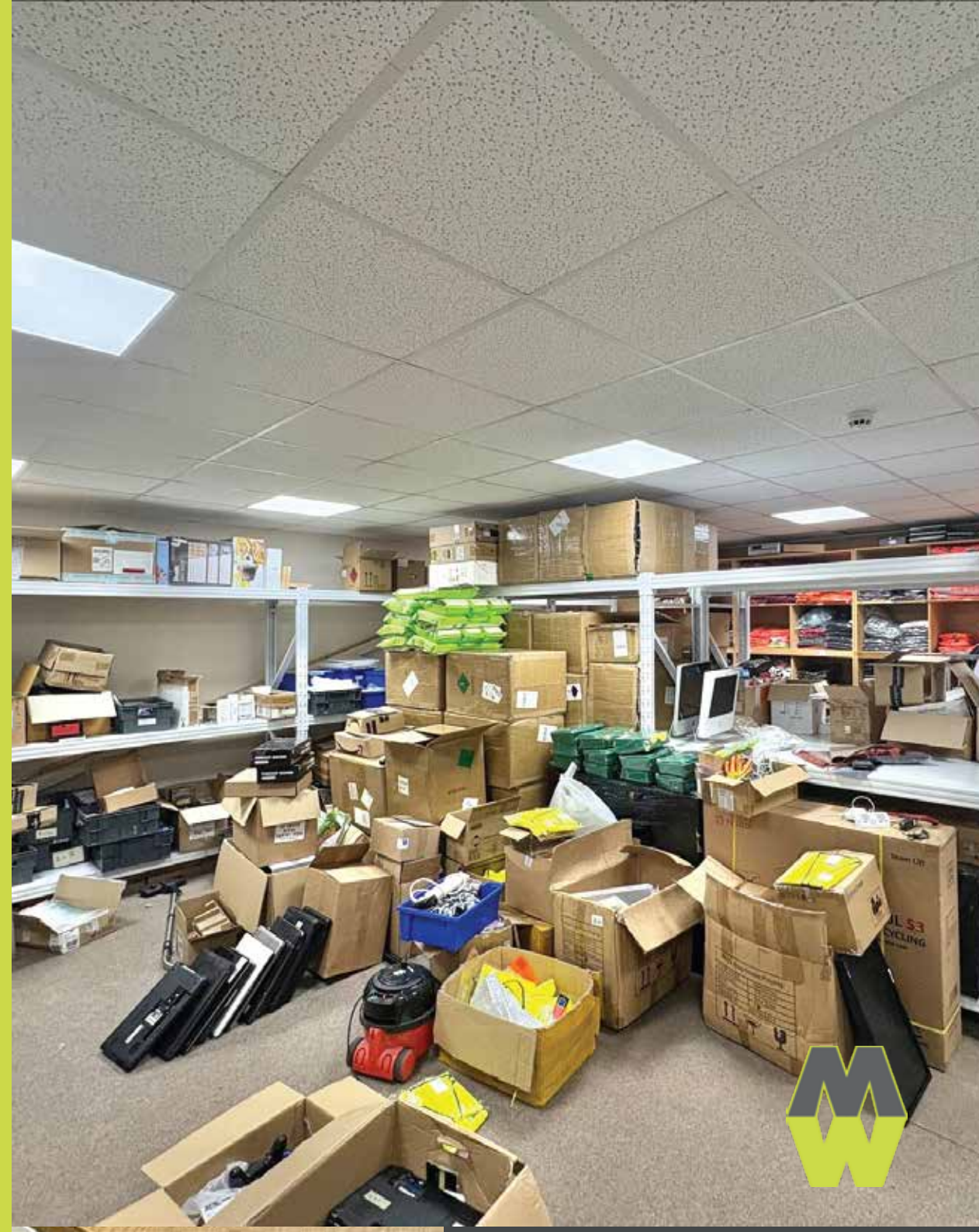
The accommodation is well specified with an inspection thoroughly recommended to appreciate the quality of the opportunity on offer here. This property is a genuine cut above the vast majority of business in the area.













SERVICES

Gas, electricity, water, and mains drainage connections and an intruder alarm.

LEASES AND RENT

The property is currently let.

Ground Floor  
9 year lease effective 7 January 2024 with 3 year rent reviews and a current passing rent of £18,500/annum

Mezzanine/First Floor  
3 year lease effective 14 January 2024 with a current passing rent of £9,480/annum

Second Floor  
5 year lease from 10 May 2025 with a current passing rent of £13,200/annum

Total rent roll £41,180/annum

PRICE

£695,000

RATES

Details on request.

ENERGY PERFORMANCE

Certificate available on request.

FLOOR AREA

The property extends to a gross internal floor area of 5.899 sq. ft made up as follows:

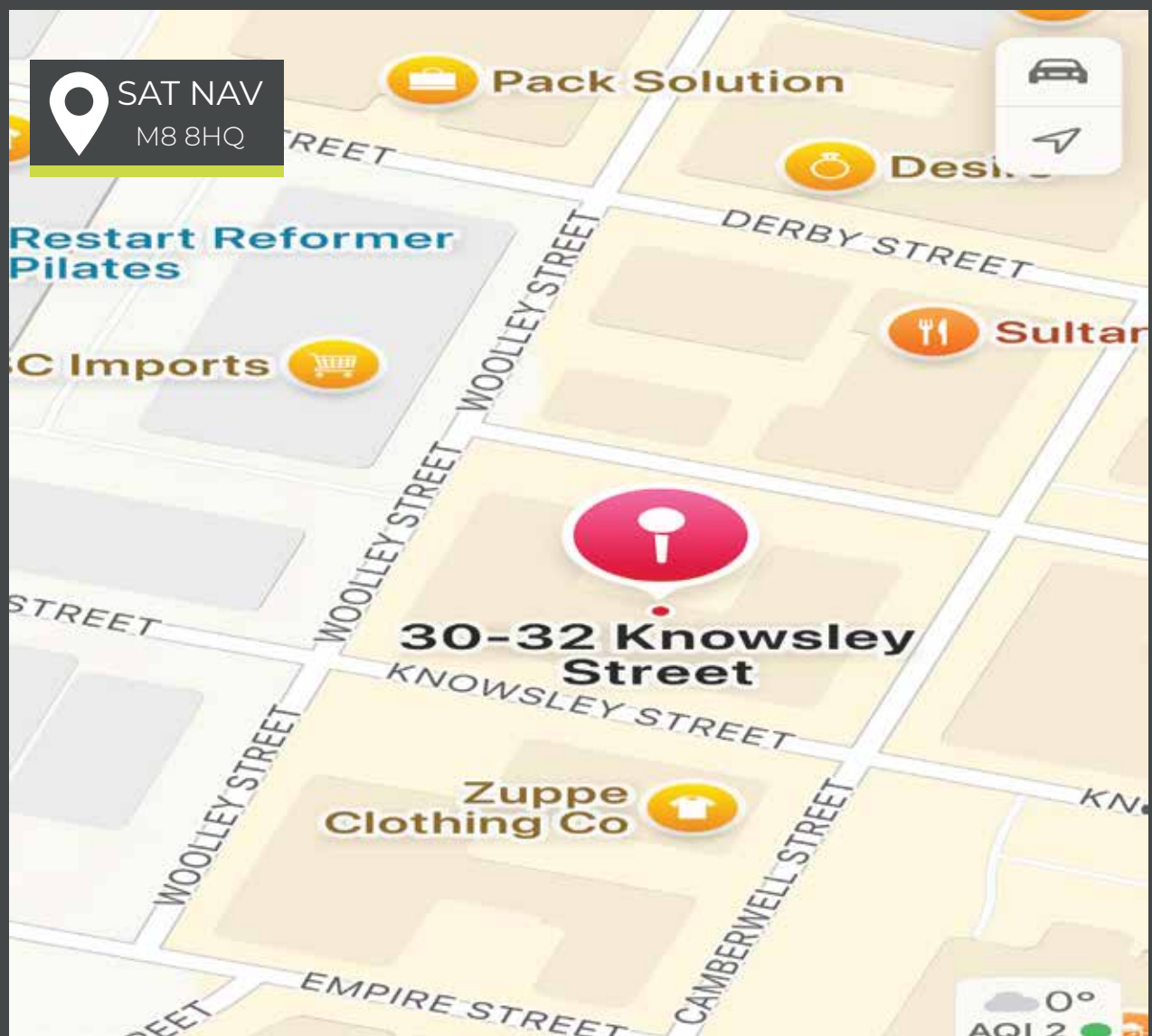
Ground Floor	2,034 sq. ft	189 sq. m
First Floor	1,970 sq. ft	183 sq. m
Second Floor	1,895 sq. ft	176 sq. m
TOTAL	5,899 sq. ft	548 sq. m

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations interested parties will be required to provide identification documents and source of funds.

VIEWING:  
By prior appointment

Mark Warburton  
Chartered Surveyors  
T: 07769 970244  
E: mark@mwproperty.co.uk



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