



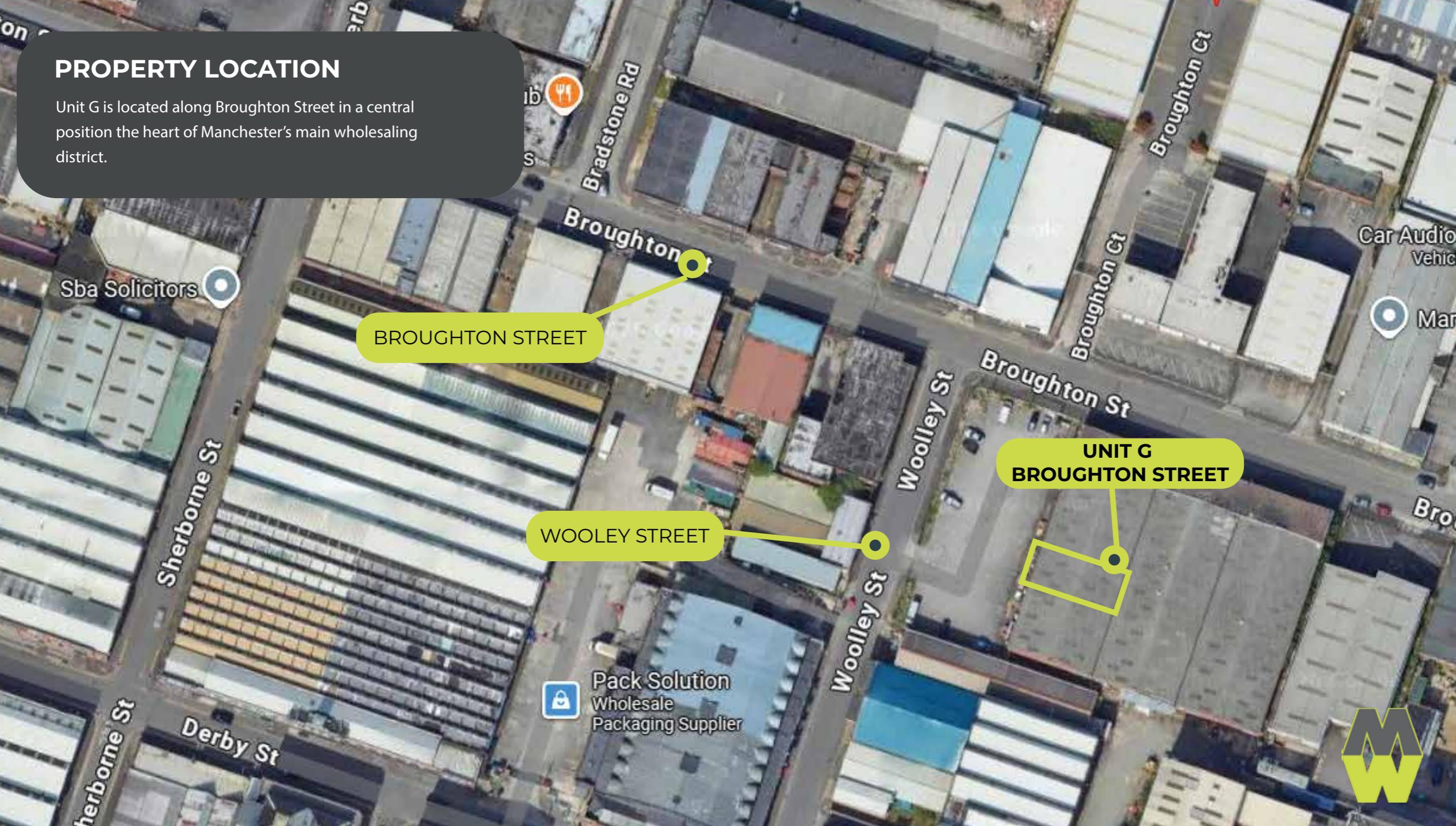
markwarburton
CHARTERED SURVEYORS

ID 100-130

TO LET /MIGHT SELL
TWO STOREY WHOLESALE SHOWROOM PROPERTY
2,166 SQ. FT / 201 SQ. M
 UNIT G BROUGHTON STREET, 32a BROUGHTON
STREET, CHEETHAM HILL, MANCHESTER, M8 8NN

PROPERTY LOCATION

Unit G is located along Broughton Street in a central position the heart of Manchester's main wholesaling district.





- Established and popular Broughton Street development
- Display frontage
- On site car parking
- Excellent opportunity

A two storey middle of parade showroom forming part of a courtyard setting trading estate.

Unit G is of steel frame construction with brickwork and clad elevations and a pitched roof formation and a concrete floor.

Sales and display at ground floor level providing a good quality open plan layout with counter sales. The first floor provides storage and ancillary.

To the front is a large general car parking area accessed off Woolley Street.



SERVICES

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

Central heating and LED lighting.

RATES

Rateable value £14,000

TERMS

Available on a new lease at a rent of £28,000

Consideration will be given to a sale, price details on request.

ENERGY PERFORMANCE

Certificate available on request.

ANTI MONEY LAUNDERING

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

FLOOR AREA

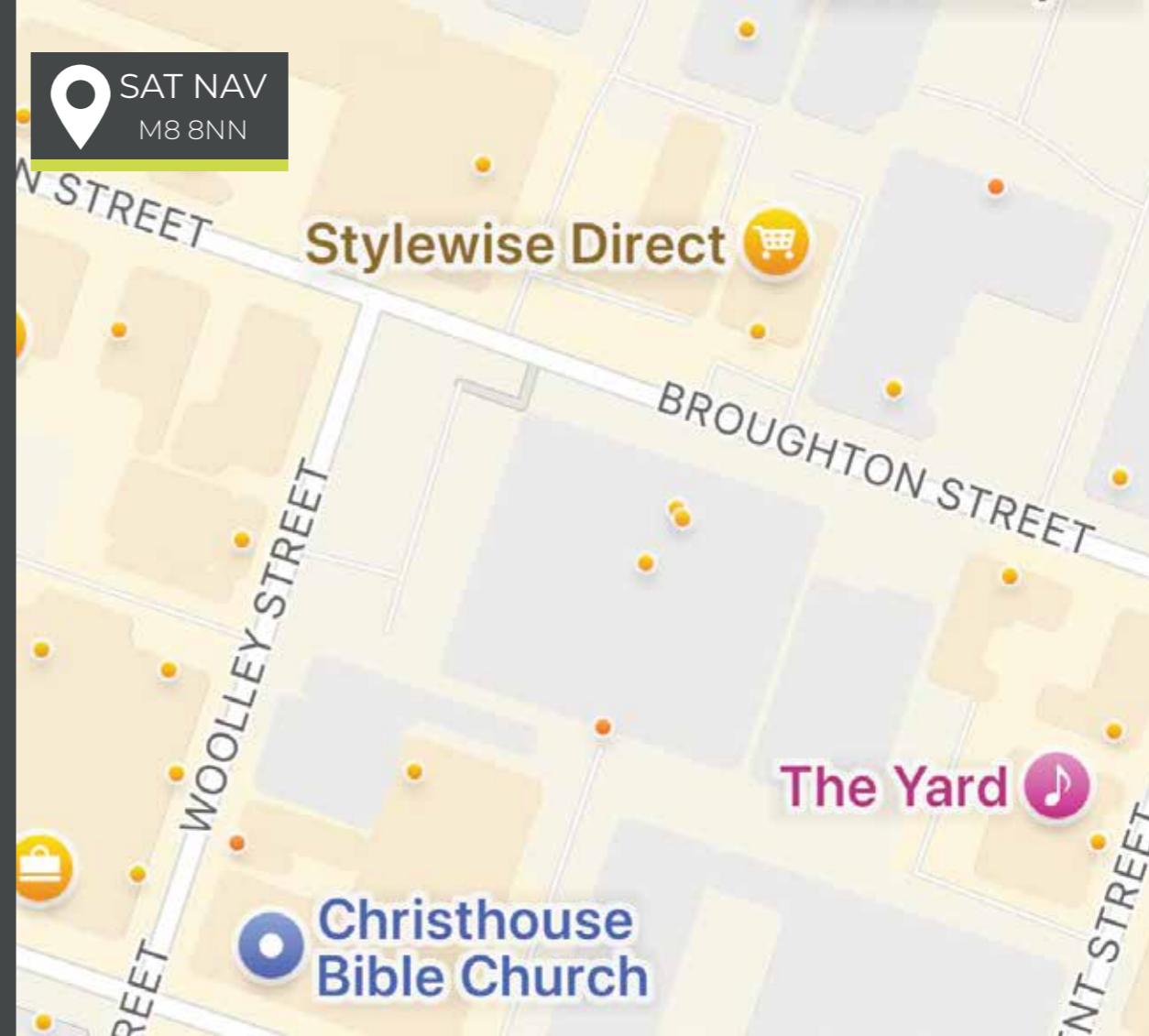
The property extends to a gross internal floor area of 2,166 sq. ft made up as follows:

Ground Floor	1,260 sq. ft	117 sq. m
First Floor	906 sq. ft	84 sq. m
TOTAL	2,166 sq. ft	201 sq. m

VIEWING:

By prior appointment

Mark Warburton
Chartered Surveyors
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07769 970 244



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