



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  
mark@mwproperty.co.uk  
07769 970 244



Mark Warburton Properties LLP conditions under which particulars are issued.

Mark Warburton Properties LLP for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

(1) These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees. They do not constitute an offer or contract, nor constitute any part of an offer or contract.

(2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct. Any intending purchaser/s or tenant/s should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.

(3) No person in the employment of Mark Warburton Properties LLP or any joint agent/s has any authority to make or give any representation or warranty whatsoever in relation to the property.

(4) All rentals and prices are quoted exclusive of VAT.

(5) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its sate of condition or that it is capable of fulfilling its intended purpose. A prospective purchaser/s or a tenant/s should satisfy themselves as to the fitness of such items for their own requirements.