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YEAR

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NAILS, COSMETICS & BARBERING ACCESSORIES

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markwarburton

CHARTERED SURVEYORS

ID 100-160

TO LET

**TWO STOREY WHOLESALE
SHOWROOM**

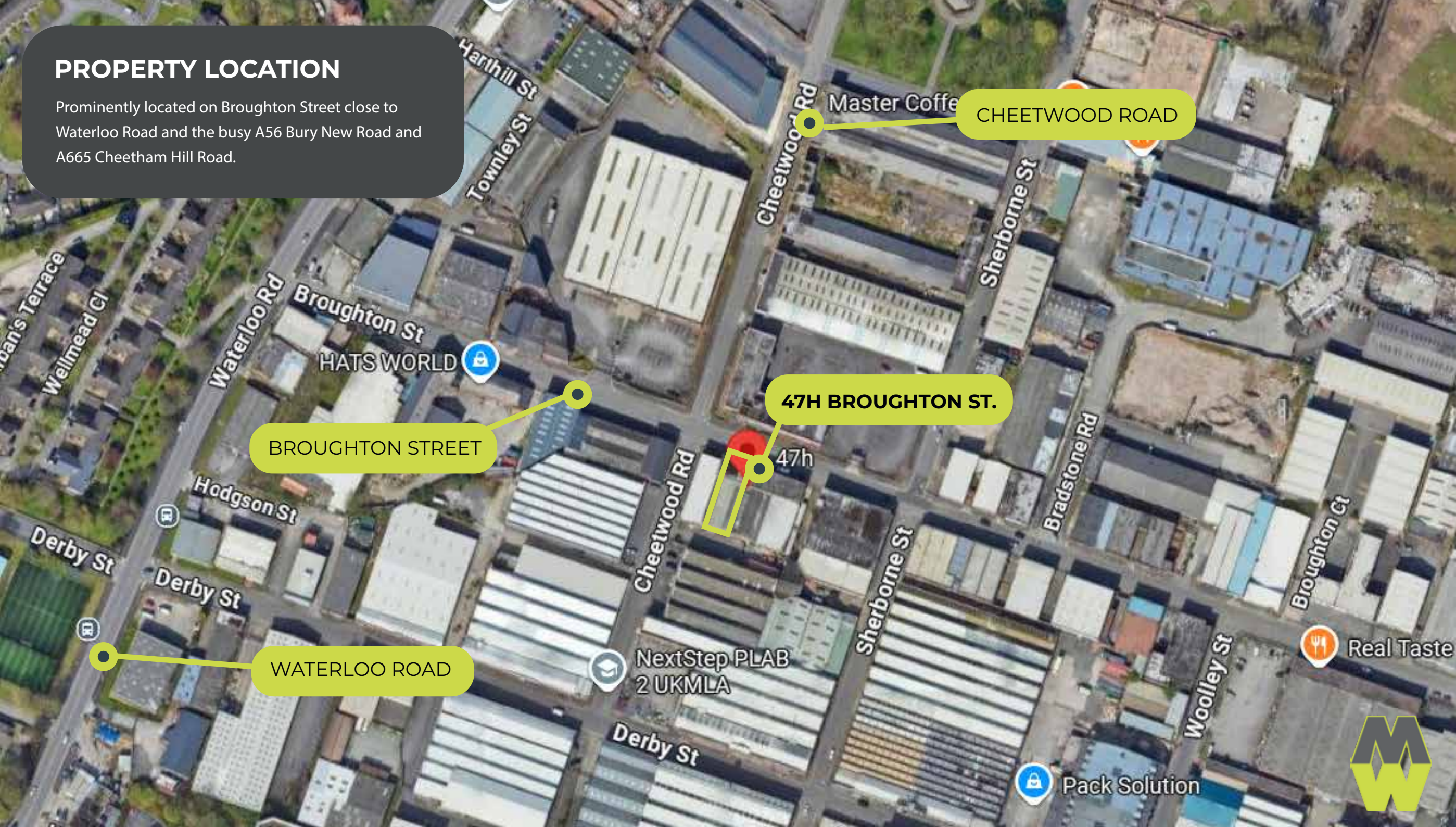
1,935 SQ. FT / 180 SQ. M



UNIT 47H BROUGHTON STREET, CHEETHAM HILL,
MANCHESTER, M8 8NN

PROPERTY LOCATION

Prominently located on Broughton Street close to Waterloo Road and the busy A56 Bury New Road and A665 Cheetham Hill Road.





- Excellent position on sought after Broughton Street
- Display frontage
- Nearby free on street car parking
- Alternative use potential (subject to consent)



A two storey middle of terrace wholesale showroom providing open plan accommodation throughout and display windows to each level.

Brick construction with a pitched roof supported on light steel trusses. Wc and kitchen/welfare areas.

Finished to a shell specification the unit offers the opportunity to the ingoing tenant to fit out to individual requirements.

An inspection is recommended.





SERVICES

We understand that mains electricity, water, and drainage connections are available.

RATES

Details on application.

LEASE TERMS

Available on a new full repairing and insuring lease for a period to be agreed.

Rent £25,000/annum

ENERGY PERFORMANCE

Certificate available on request.

ANTI MONEY LAUNDERING

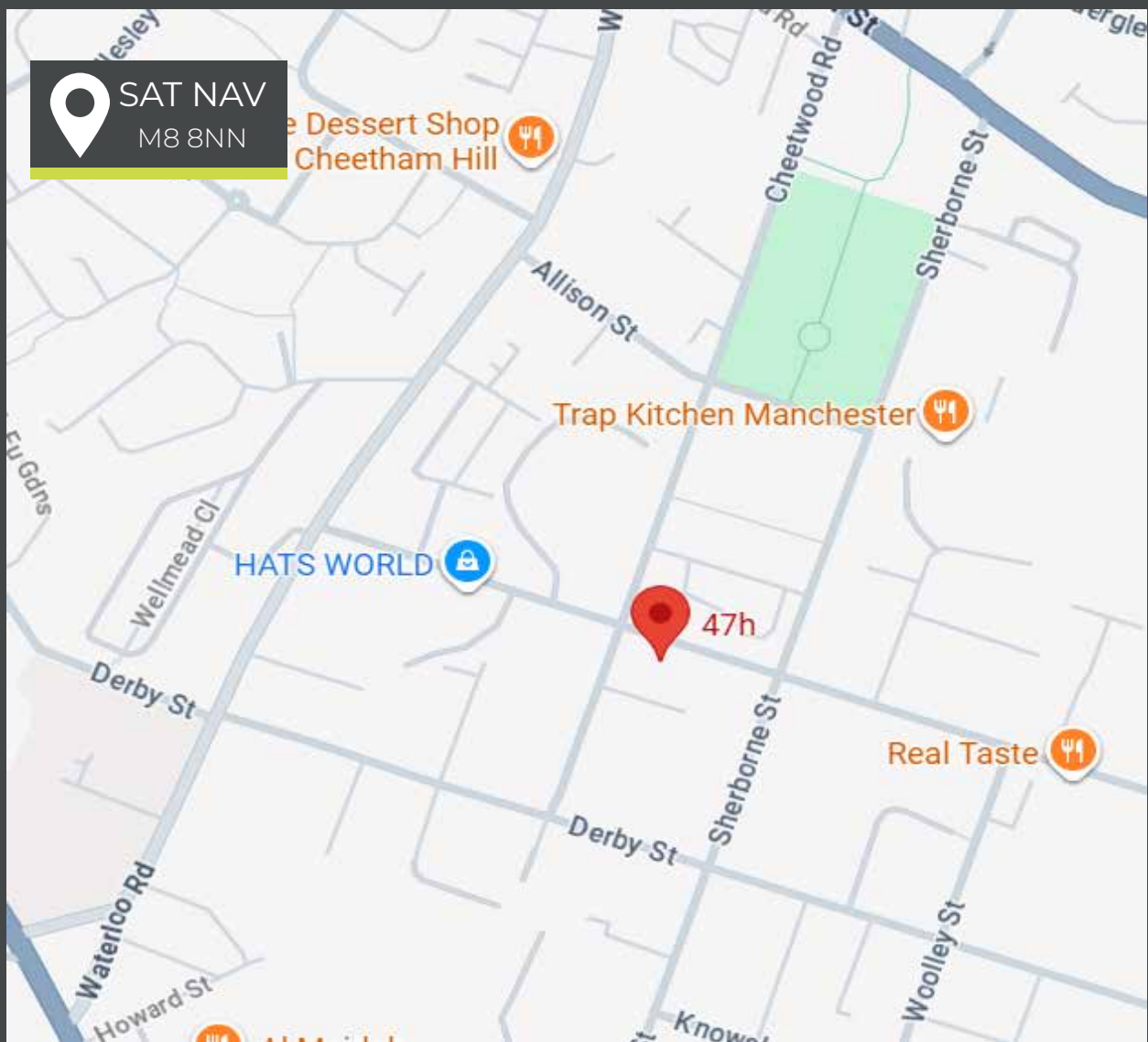
Under Anti Money Laundering Regulations prospective tenants will be required to provide source of funding and identification documents.

FLOOR AREA

The properties extends to 1,935 sq ft with the accommodation arranged equally over ground and first floor levels.

VIEWING:
By prior appointment

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



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