




markwarburton
CHARTERED SURVEYORS

ID 100-120

FOR SALE/TO LET

HIGH QUALITY MODERN TWO STOREY WHOLESALE
SHOWROOM PROPERTY

1,872 SQ. FT / 174 SQ. M

 UNIT 11 BROUGHTON COURT, 32a BROUGHTON
STREET, CHEETHAM HILL, MANCHESTER, M8 8NN

PROPERTY LOCATION

Broughton Court is at the centre of Broughton Street in the heart of Manchester's main wholesaling district.

Close to the A665 Cheetham Hill Road which links directly into Manchester city centre towards Victoria Station, less than 1 mile distance.



**UNIT 11
BROUGHTON COURT**

CHEETHAM HILL ROAD

BROUGHTON COURT

BROUGHTON STREET



Manchester



- Established and popular Broughton Court development
- 3 private car parking spaces to the front
- Good clear open plan floorspace with full display at ground floor level
- Excellent opportunity

A two storey showroom within a recently built trading estate. Unit 11 is of steel frame construction with brickwork and clad elevations and a domed roof formation and solid concrete floors.



Sales and display at ground floor level providing a very high quality modern and open plan feel with a full display glazed. To the rear is a small staff restroom. The first floor provides storage.

To the front are 3 private car parking spaces and ample free customer car parking within the general car park at Broughton Court.

An inspection of the property is thoroughly recommended to appreciate the quality of the opportunity on offer here. This property genuinely is a cut above the vast majority of showrooms in the area.





SERVICES

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

Heating is via wall mounted electric storage units.

RATES

Details on request.

PRICE

£310,000

LEASE

The property is also available TO LET with details on application.

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

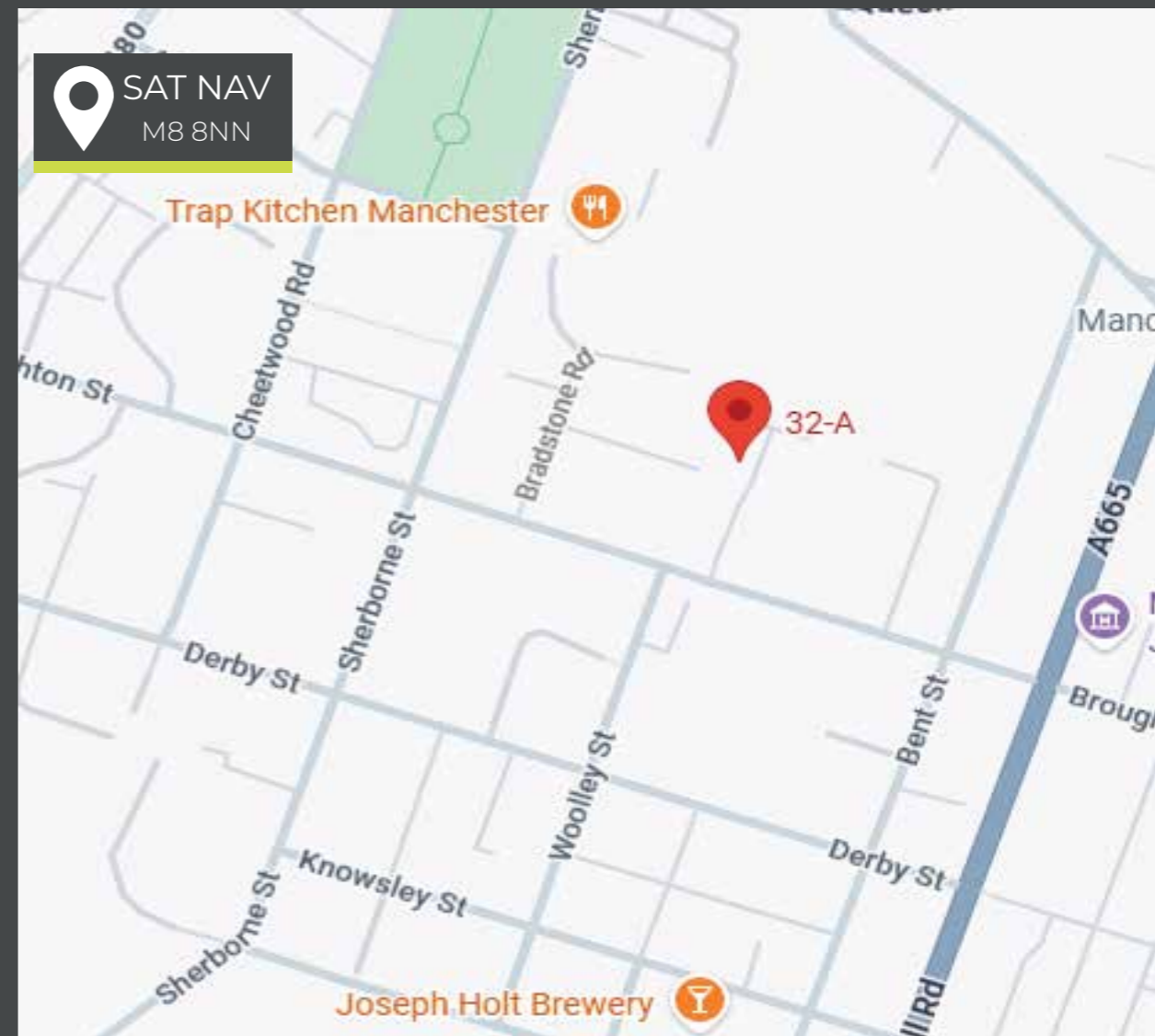
The property extends to a gross internal floor area of 1,872 sq. ft made up as follows:

Ground Floor	936 sq. ft	87 sq. m
First Floor	936 sq. ft	87 sq. m
TOTAL	1,872 sq. ft	174 sq. m

VIEWING:

By prior appointment with the Sole Agents
Mark Warburton Chartered Surveyors

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