



markwarburton

CHARTERED SURVEYORS

ID 100-085

TO LET

PROMINENT VERY WELL LOCATED TWO STOREY SHOWROOM UNITS

1,935 SQ. FT / 180 SQ. M

2,050 SQ. FT / 190 SQ. M



UNIT 2(47F) & UNIT 6(47D), BROUGHTON STREET
CHEETHAM HILL, MANCHESTER, M8 8NN

PROPERTY LOCATION

The units occupy an excellent position on Broughton Street at its junction with Cheetwood Road and are close to the busy A665 Cheetham Hill Road and A56 Bury New Road on the fringe of Manchester city centre.



UNITS 2 & 6

CHEETWOOD ROAD

BROUGHTON STREET

CHEETHAM HILL ROAD

DERBY STREET

mark@mwproperty.co.uk
07769 970 244





- Excellent position on sought after Broughton Street
- Display frontages and return frontage on Unit 6
- Plenty of nearby free on street car parking
- Alternative use potential (subject to consents)

Units 2 and 6 form part of a development of similar units arranged in a terrace format fronting directly onto Broughton Street.

The units provide open plan showroom accommodation arranged over ground and first floor levels and each has a shop window display at ground floor level and some display windows at first floor level. Unit 6 has a return display along Cheetwood Road.

The units are of brick construction with pitched roofs supported on light steel trusses and each has wc and kitchen/welfare facility installations.

Finished to a shell specification the units offer the opportunity to the ingoing tenant to fit out to individual requirements.

An inspection viewing of the properties is recommended.



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SERVICES

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

RATES

Details on application.

LEASE TERMS

The units are available on the basis of new full repairing and insuring leases terms to be agreed.

Rent £25,000/annum.

ENERGY PERFORMANCE

Certificate available on request.

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from any intending tenant.

FLOOR AREA

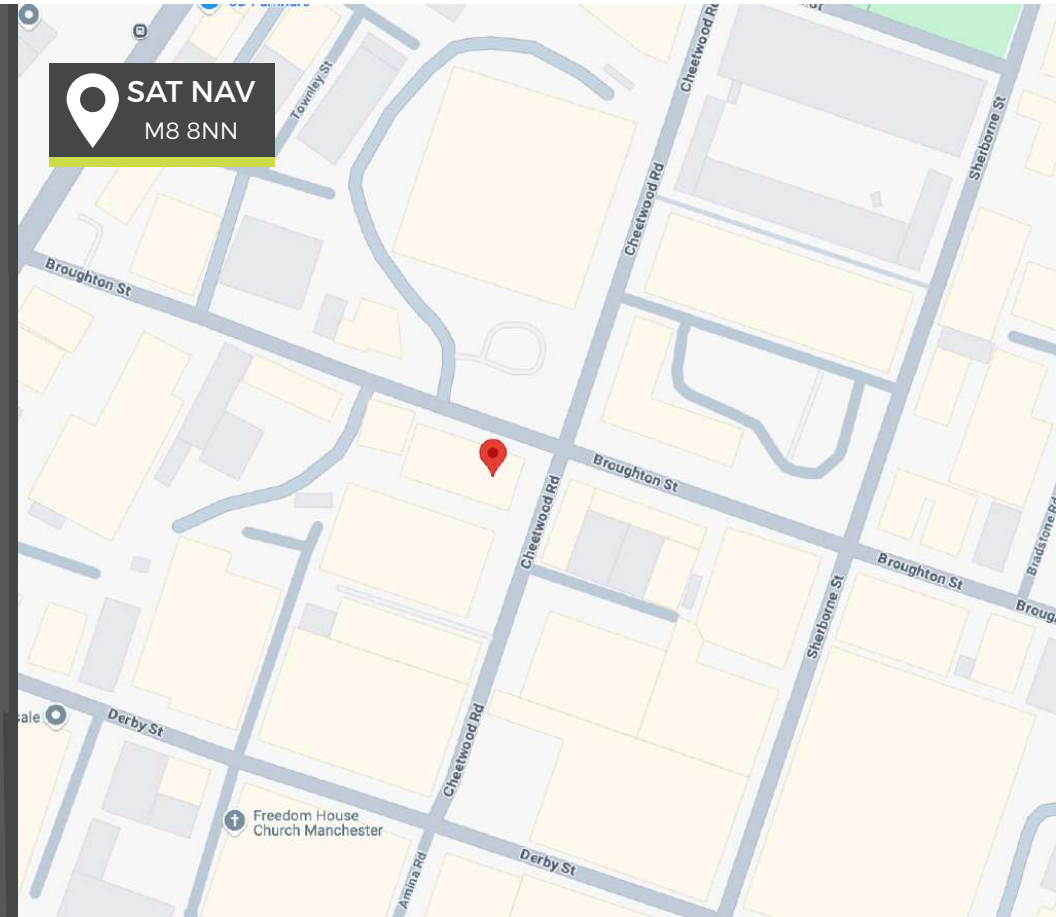
The property extends as follows:

Unit 2	1,935 sq. ft	180 sq. m
Unit 6	2,050 sq. ft	190 sq. m

VIEWING:

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors
T: 07769 970 244
E: mark@mwproperty.co.uk



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