




markwarburton
CHARTERED SURVEYORS

ID 100-137

TO LET

**PROMINENT RETAIL / SHOWROOM /
COMMERCIAL PREMISES WITH PARKING
2,971 SQ. FT / 276 SQ. M**

 **160-162 CHEETHAM HILL ROAD,
MANCHESTER, M8 8LQ**

PROPERTY LOCATION

Fronting the A665 Cheetham Road close to the junction with Derby Street on the fringe of Manchester city centre.



BROUGHTON STREET

160-162 CHEETHAM HILL ROAD

DERBY STREET

CHEETHAM HILL ROAD





- Excellent frontage to A665
- Private on site car parking
- Fringe of Manchester city centre



High quality ground floor retail/showroom/ commercial premises with car parking to front.

A mainly open plan arrangement with some offices and a separate staff kitchen and wc facility.

The property is very well specified with a good quality fit out, laminate floors and suspended ceilings.

There is car parking to the front .





SERVICES

All mains services are available.

RATES

Rateable value £32,000

LEASE TERMS

Available on new lease/leases for a term to be agreed.

Rent £35,000/annum, exclusive.

Consideration will be given to letting the front and rear elements separately. Terms available 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 2,971 sq. ft made up as follows:

Front element	985 sq. ft	92 sq. m
Rear element	1,986 sq. ft	184 sq. m
TOTAL	2,971 sq. ft	276 sq. m

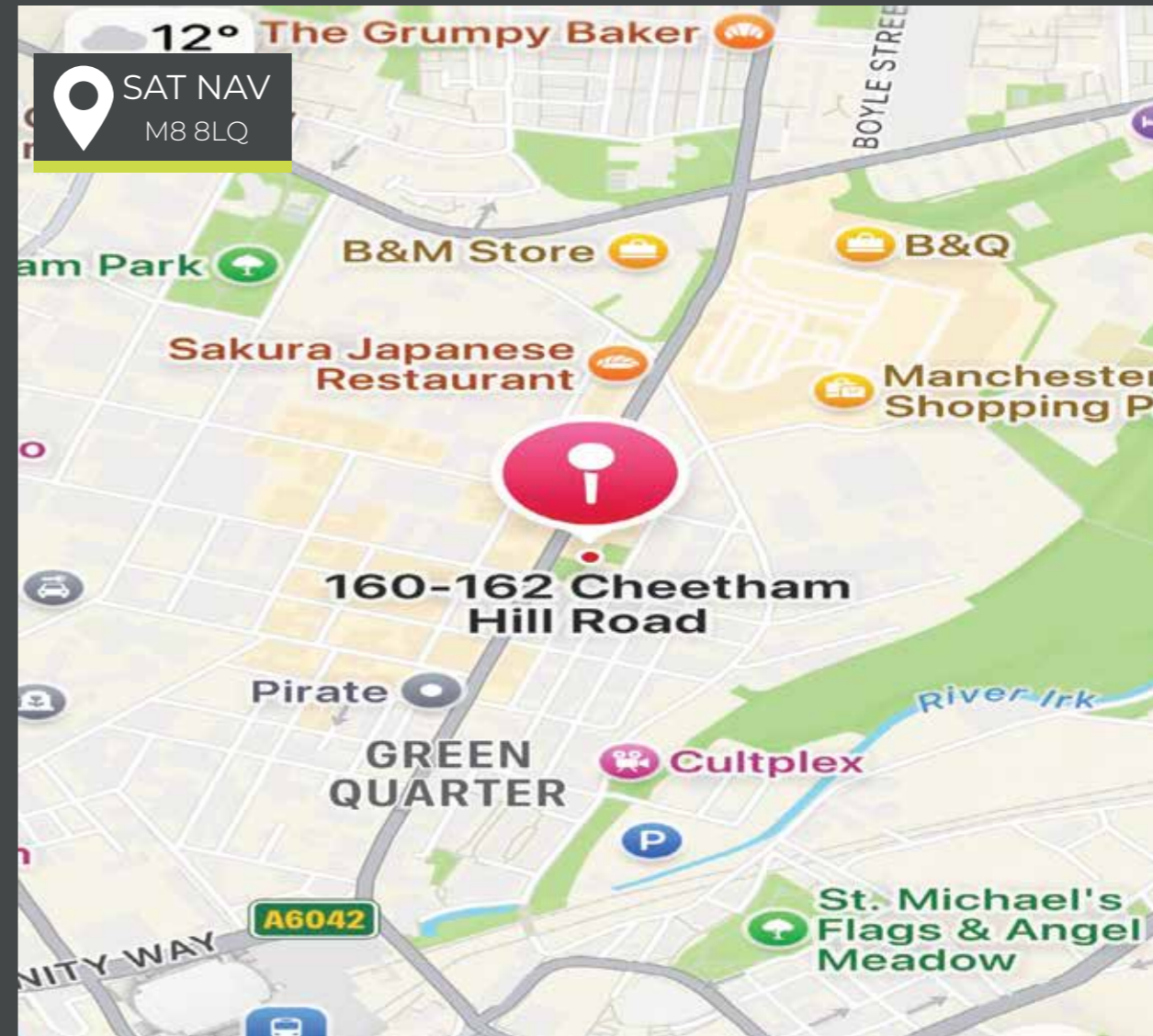
VIEWING:

By prior appointment

Mark Warburton
Chartered Surveyors

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