




markwarburton
CHARTERED SURVEYORS

ID 100-125

TO LET

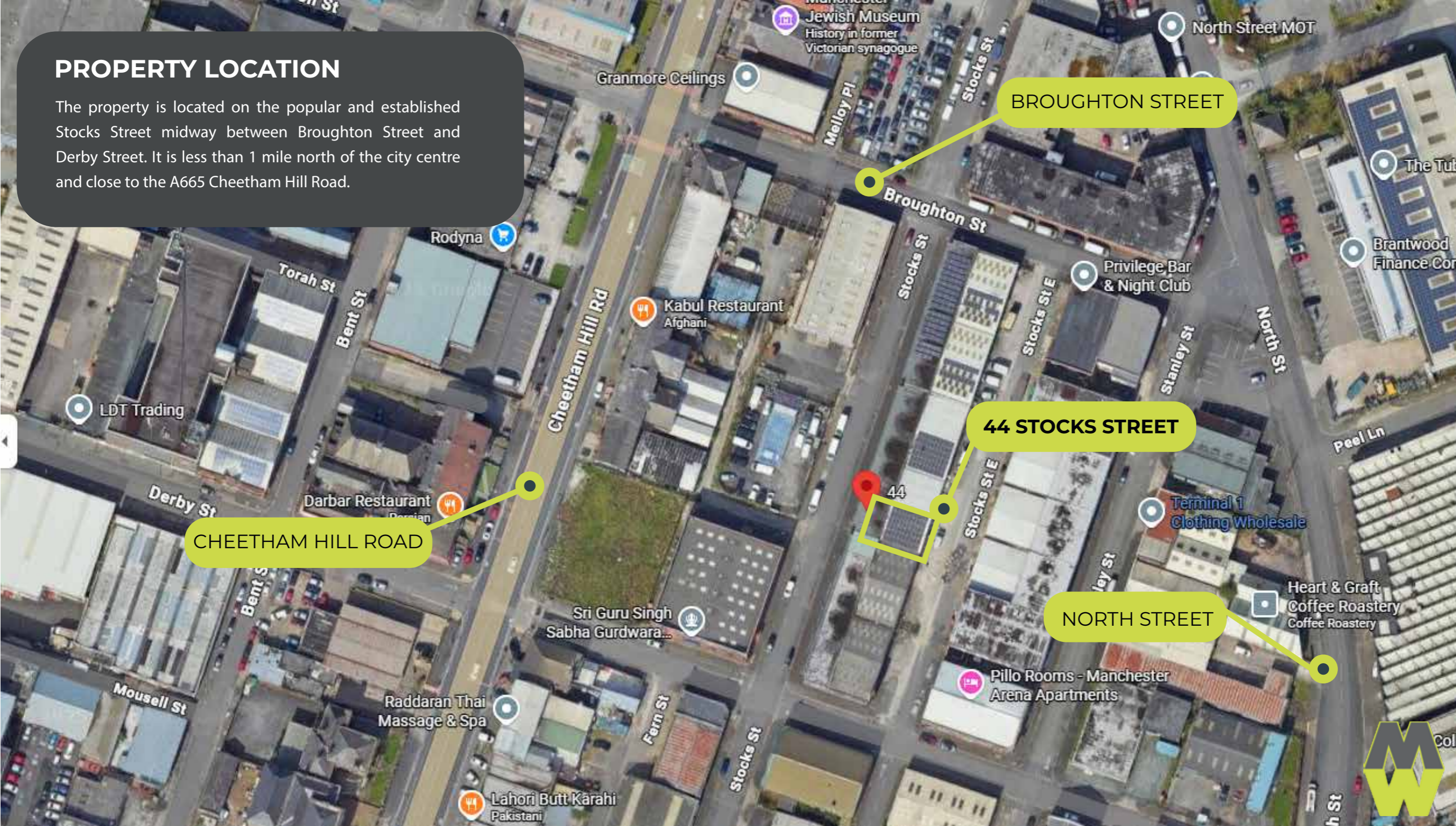
**COMMERCIAL BUSINESS PREMISES WITH
WHOLESALE SHOWROOM AND OFFICES**

3,121 SQ. FT / 290 SQ. M

 **44 STOCKS STREET, CHEETHAM HILL
MANCHESTER, M8 8QJ**

PROPERTY LOCATION

The property is located on the popular and established Stocks Street midway between Broughton Street and Derby Street. It is less than 1 mile north of the city centre and close to the A665 Cheetham Hill Road.





- Well located, good mix of commercial accommodation
- Front facing showroom



The available floorspace comprises the ground floor area of number 44 Stocks Street.

It provides warehouse, and wholesale showroom and office space together with staff facilities fitted out to a good standard with carpeting and suspended ceilings throughout.

An inspection of the property is highly recommended.





gig on
the big gig

cavally
Ceramic full pedestal basin
10 K



SERVICES

We understand that all mains services are available.

RATES

Rateable Value £42,000

LEASE TERMS & RENT

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

Rent 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 total combined gross internal floor area of 3,121 sq ft (290 sq m).

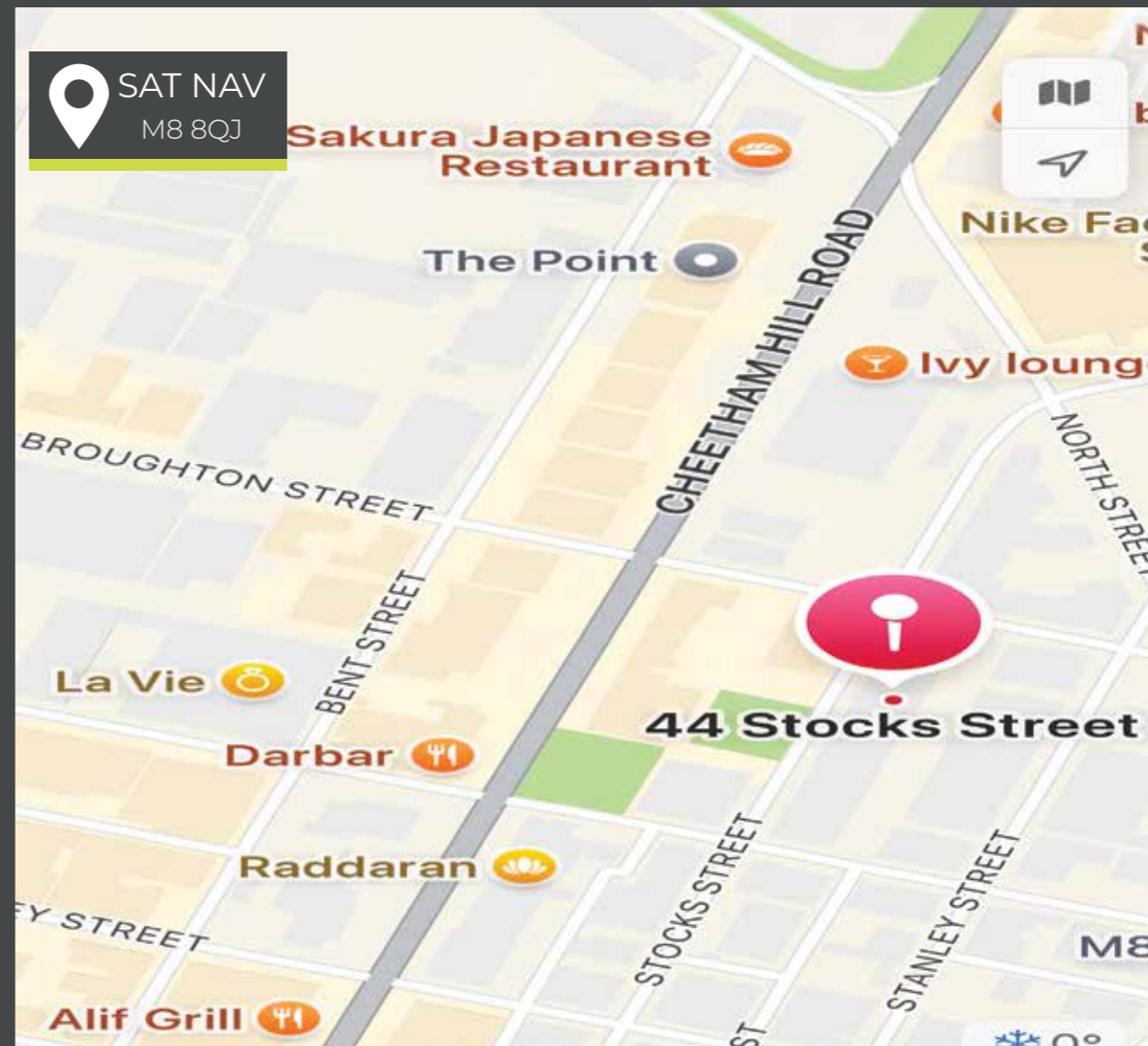
VIEWING:

By prior appointment

Mark Warburton
Chartered Surveyors

T: 07769 970244

E: mark@mwproperty.co.uk



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 state 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.