



**Luggage Club** Ltd  
UNIT-9

LUGGAGE  
& BAG



markwarburton

CHARTERED SURVEYORS

ID 100-146

**TO LET**

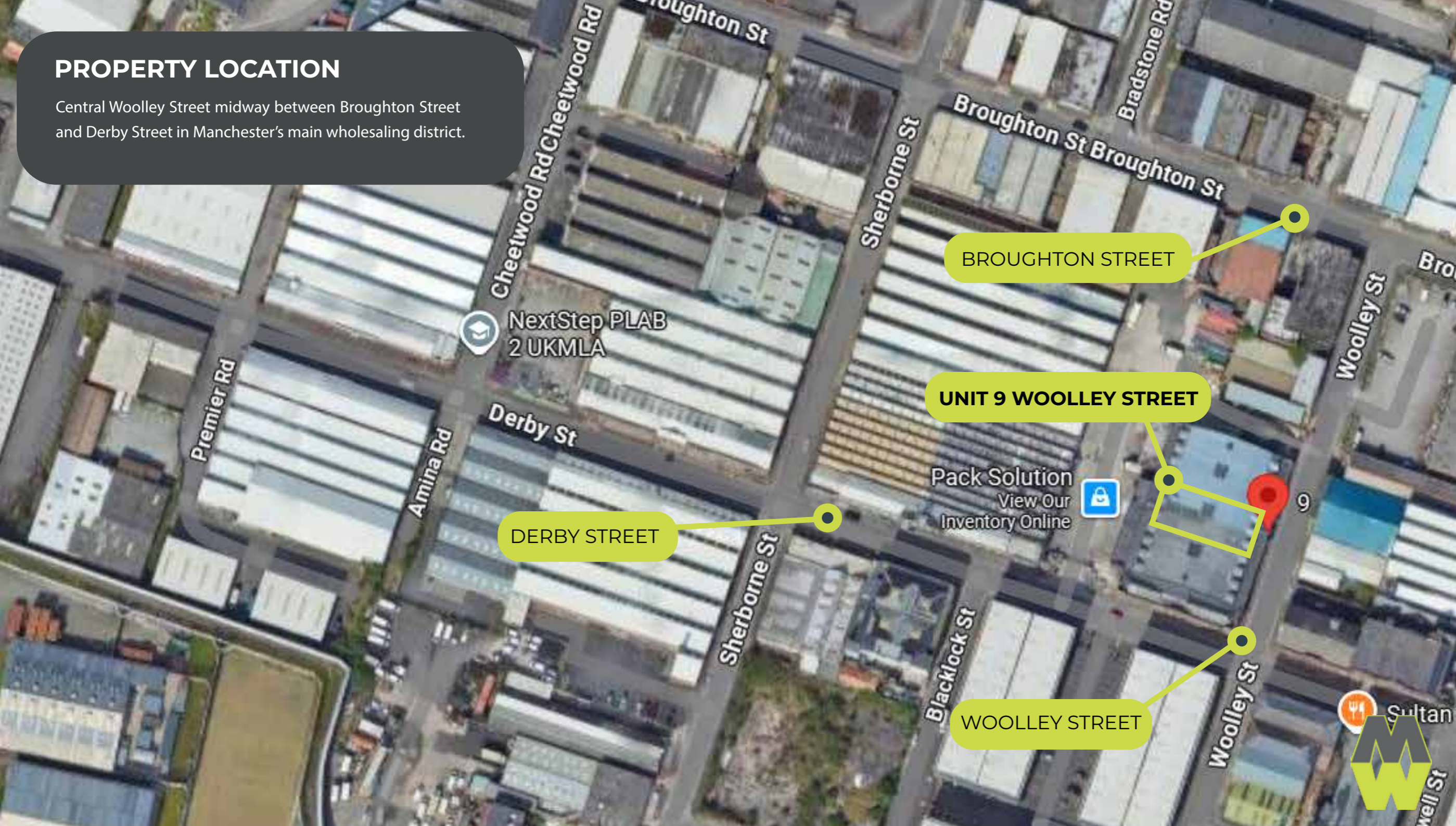
**TWO STOREY WHOLESALE  
SHOWROOM**

**3,510 SQ. FT / 326 SQ. M**

**UNIT 9 WOOLLEY STREET, CHEETHAM HILL,  
MANCHESTER, M8 8WE**

## PROPERTY LOCATION

Central Woolley Street midway between Broughton Street and Derby Street in Manchester's main wholesaling district.



NextStep PLAB  
2 UKMLA

BROUGHTON STREET

UNIT 9 WOOLLEY STREET

Pack Solution  
View Our  
Inventory Online

DERBY STREET

WOOLLEY STREET





- Established location
- Large display frontage
- Excellent opportunity



A two storey middle of parade wholesale showroom forming part of a development of similar units

Sales and display to the front ground floor with rear storage and storage to first floor with staff kitchen and welfare facilities.

Large display frontage to Woolley Street and free all day on street parking outside.



Luggage Club

JAMIE BAGS

JAMIE BAGS

JAMIE BAGS

JAMIE BAGS

LUGGAGE  
& BAG

OPEN



## SERVICES

Electricity, water, and mains drainage connections and an intruder alarm.

Electric storage heating and LED lighting.

## RATES

Details on request.

## TERMS

Available on a new lease at a rent of £30,000/annum.

## ENERGY PERFORMANCE

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 3,510 sq. ft made up as follows:

Ground Floor	1,755 sq. ft	163 sq. m
First Floor	1,755 sq. ft	163 sq. m
TOTAL	3,510 sq. ft	326 sq. m

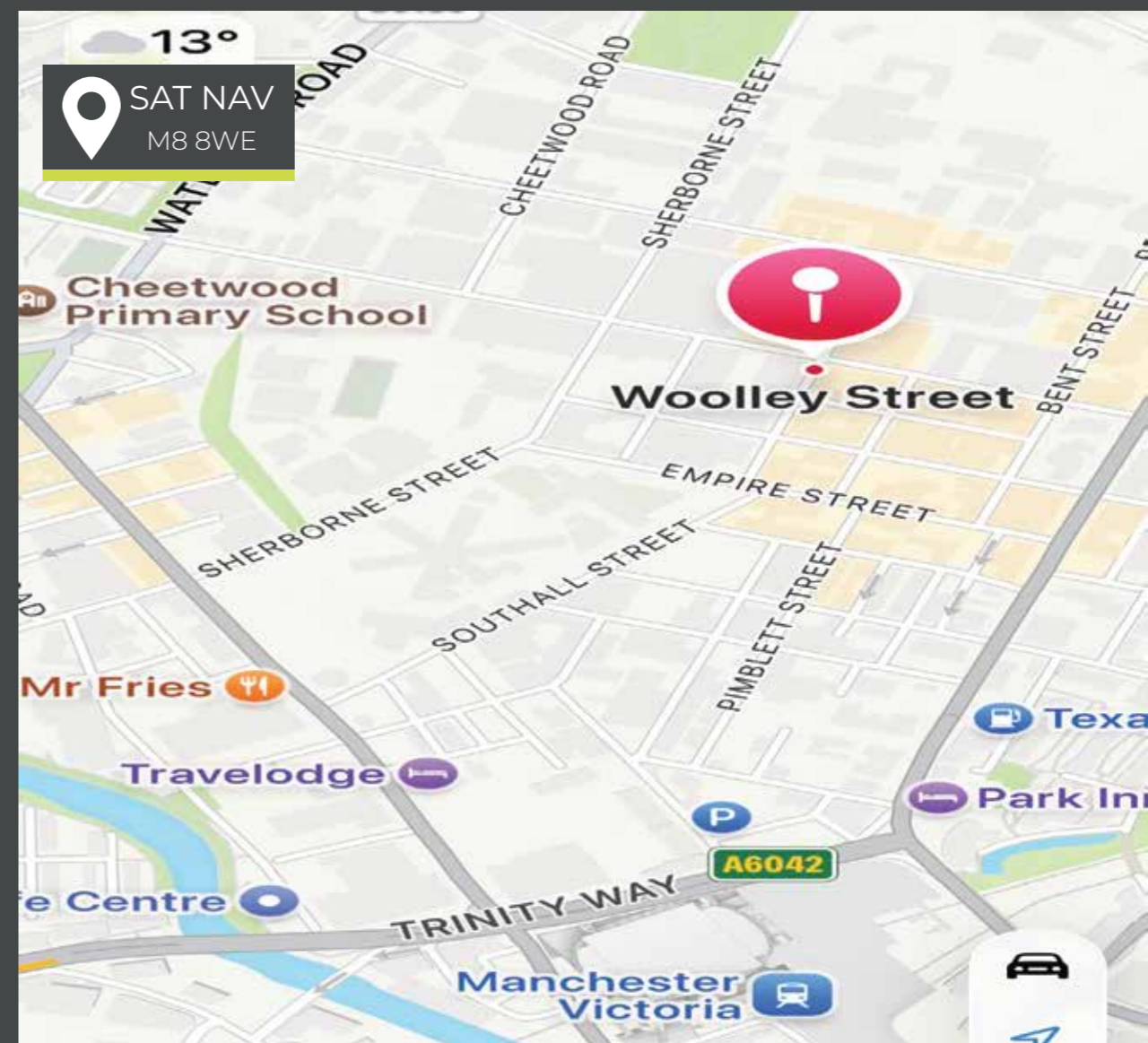
### VIEWING:

By prior appointment

Mark Warburton  
Chartered Surveyors

T: 07769 970244

E: [mark@mwproperty.co.uk](mailto: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.