



markwarburton
CHARTERED SURVEYORS

ID 100-161

TO LET
TWO STOREY WHOLESALE
WAREHOUSE UNIT
7,007 SQ. FT / 651 SQ. M



A2/A3 BROUGHTON STREET C&C CENTRE, BROUGHTON
STREET, CHEETHAM HILL, MANCHESTER, M8 8AQ

PROPERTY LOCATION

Fronting central Broughton Street at the junction with Cheetwood Road. Close to the A665 Cheetham Hill Road, Waterloo Road, and the A56 Bury New Road.





- Central position on Broughton Street
- On site customer parking
- Good opportunity

An effective three storey wholesale building of brick construction with solid concrete floors forming part of a terrace of similar units.

Mainly open plan layout to each level. There are offices, kitchen and wc facilities to the ground floor. There is goods loading within the car park side with adjacent customer entrance and also customer access to Broughton Street.

Floor to ceiling height is 3m. An electric conveyor provides goods loading to the upper floor and there is a good lift.

Externally the property has a number of dedicated private car parking spaces on site, where there is also a large amount of additional general customer car parking.





SERVICES

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

Heating is via gas fired hot air blowers.

RATES

Rateable Value £19,250

LEASE

New lease available at £45,000/annum

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 7,007 sq. ft made up as follows:

Ground Floor	2,531 sq. ft	235 sq. m
Lower Ground Floor	1,945 sq. ft	181 sq. m
First Floor	2,531 sq. ft	235 sq. m
TOTAL	7,007 sq. ft	651 sq. m

VIEWING:
By prior appointment

Mark Warburton
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