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CHARTERED SURVEYORS

# FOR SALE

PROPERTY ID: 100-059



**SINGLE STOREY WHOLESALE WAREHOUSE BUILDING WITH FRONT FACING LOADING AND CUSTOMER CAR PARKING**

**2,563 sq. ft** (238 sq. m)

**UNIT 10 RAYNESWAY, OFF BROUGHTON STREET, CHEETHAM HILL, MANCHESTER, M8 8NN**

## PROPERTY DESCRIPTION

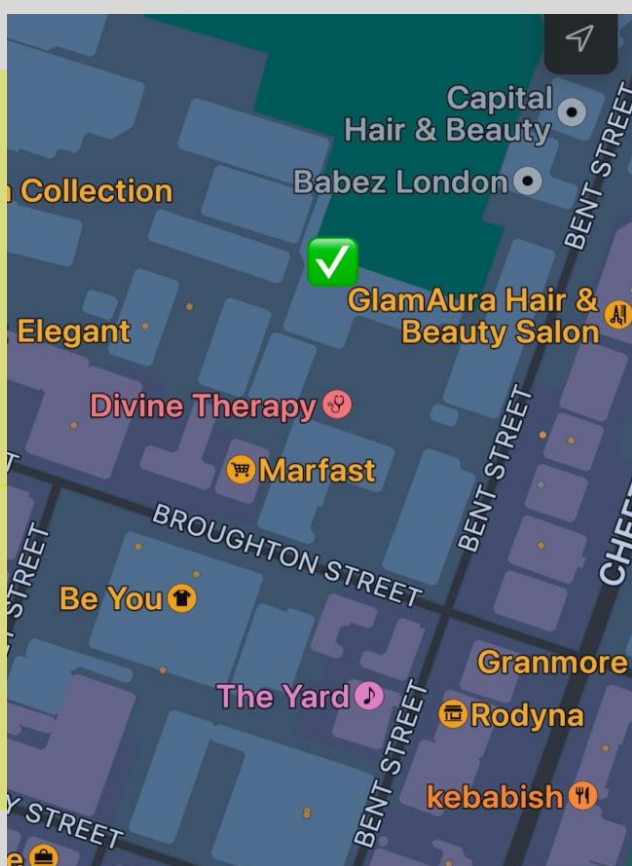
Unit 10 Raynesway is a predominantly single storey wholesale warehouse building with open plan storage accommodation, rear ancillary areas and some additional mezzanine storage. It dates to the 1970s. It has been in long term use by our clients as a wholesale showroom and storage facility

The property comprises one half of a larger block single storey warehouse of steel portal frame construction with mono pitched decked roof and a solid concrete floor. Access is afforded at the front into the warehouse by a steel concertina loading door and the warehouse has an average floor to ceiling height of 14ft and an adjacent incorporated sales office with separate customer entrance.

## PROPERTY LOCATION

The property is in the heart of the Cheetham Hill wholesale district. It is well positioned adjacent and accessible to the well-established and popular Broughton Street close to its junction with the A665 Cheetham Hill Road. Raynesway lies on the northern fringe of Manchester city centre and the property enjoys a good position in Manchester's main wholesale district. Broughton Street runs between Waterloo Road and the main A665 Cheetham Hill Road which links directly into Manchester city centre towards Victoria Station, which is less than 1 mile distant.

The area is popular with the wholesale/fashion/cash and carry trade. At the current time there is an increasing number of commercial uses moving into the area, given its close proximity to the rapidly growing Manchester city centre boundary.



### SUMMARY:

- Centrally located adjacent to the popular Broughton Street
- Front loading and car parking leading off Raynesway
- Good clear open plan floorspace over ground floor level
- Rare purchase opportunity

## SERVICES

The property has gas, electricity, water, and mains drainage connections.

## ENERGY PERFORMANCE

Certificate available on request.

## RATES

The property was removed from the Rating List in 2019.

## TENURE

The property is Freehold.

## PRICE

£325,000 subject to contract.

## 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 purchaser.

## VIEWING

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors  
T: 0776 997 0244.  
E: mark@mwproperty.co.uk

## FLOOR AREAS

The property extends to a gross internal floor area of 2,563 sq. ft made up as follows:

Warehouse	2,083 sq. ft (194 sq. m)
Rear Ancillary	240 sq. ft (22 sq. m)
Mezzanine Storage	240 sq. ft (22 sq. m)
<b>Total</b>	<b>2,563 sq. ft (238 sq. m)</b>





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