



mark**warburton**
CHARTERED SURVEYORS

ID 100-111

TO LET

PROMINENT MAIN ROAD FRONTED SITE

0.29 Acres, or thereabouts
1174 SQ. M

 154, 156 & 158 CHEETHAM HILL ROAD, 36 DERBY STREET,
CHEETHAM HILL, MANCHESTER, M8 8LQ

PROPERTY LOCATION

The site occupies an excellent prominent position at the junction of the main A665 Cheetham Hill Road and the popular Derby Street less than 0.25 mile north of Manchester city centre. It lies within the city's main wholesale, fashion and cash and carry trading district.

In recent years the area has become popular with the wider business community with hotel, leisure, office, café, restaurant, professional and service industry operators moving in.

Being at the junction of Cheetham Hill Road and Derby Street the site is very close to Manchester city centre which is accessed along the A665 at the AO Arena and Victoria Railway Station route. It is a short brisk walk of 10 minutes to Manchester city centre.





- Short term and flexible letting available outside the L&T Act
- Main road fronted close to Manchester city centre
- Suitable for various uses (subject to consent)



The site is a flat and rectangular shaped parcel of unmetalled land with a substantial frontage to Cheetham Hill Road (36m/118ft) and a substantial return frontage to Derby Street (31m/101ft).

The site has the benefit of two 'dropped kerb' access points onto Cheetham Hill Road at the front and one along Derby Street to the right-side.



SERVICES

We understand that all mains services are already available to the site.

TERMS

The site is offered To Let on a flexible lease arrangement to be outside the security of tenure provisions in the Landlord and Tenant Act.

Rent £60,000/annum, exclusive

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 tenant.

SITE AREA

The site extends to an area of some 0.29 acres or thereabouts (1,174 sq m)



VIEWING:

By prior appointment with the Sole Agents
Mark Warburton Chartered Surveyors

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