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CHARTERED SURVEYORS

ID 100-113

TO LET

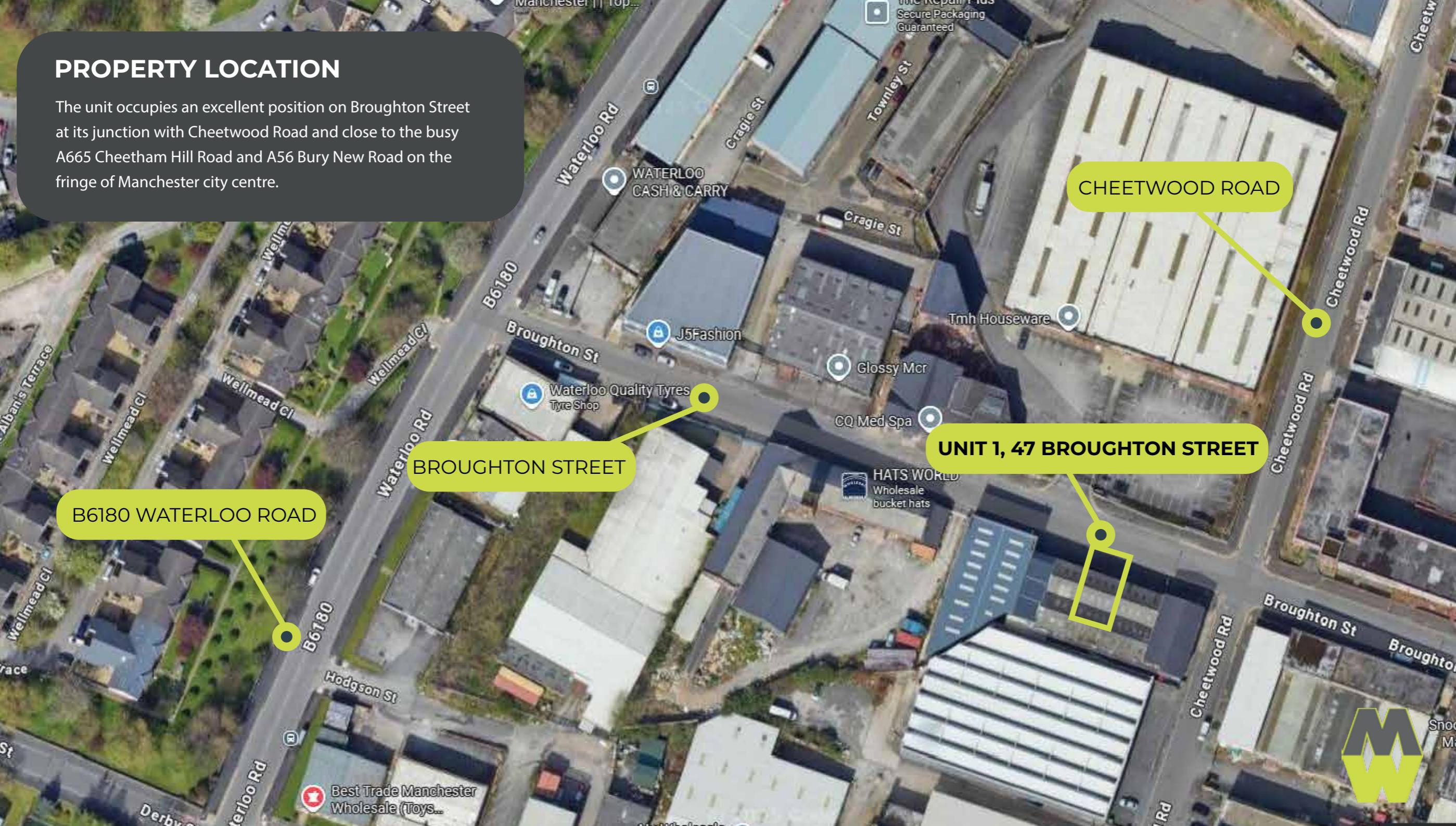
PROMINENT VERY WELL LOCATED TWO STOREY
SHOWROOM UNIT

1,935 SQ. FT / 180 SQ. M

 UNIT 1, 47 BROUGHTON STREET
CHEETHAM HILL, MANCHESTER, M8 8NN

PROPERTY LOCATION

The unit occupies an excellent position on Broughton Street at its junction with Cheetwood Road and close to the busy A665 Cheetham Hill Road and A56 Bury New Road on the fringe of Manchester city centre.





- Excellent position on sought after Broughton Street
- Full display frontage
- Plenty of nearby free on street car parking
- Alternative use potential (subject to consents)

Unit 1 forms part of a terraced development of similar units fronting directly onto Broughton Street. The unit provides open plan showroom accommodation arranged over ground and first floor levels and has a full shop window display at ground floor level and some display windows at first floor level.

The unit is of brick construction with a pitched roof supported on light steel trusses and there is a wc and kitchen/welfare facility.

Finished to a good internal specification the unit offers the opportunity to the ingoing tenant to fit out to own requirements.





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SERVICES

Mains electricity, water, and drainage connections are available.

RATES

Details on application.

ENERGY PERFORMANCE

Certificate available on request.

LEASE TERMS

Available on a new full repairing and insuring leases for a period to be agreed.

Rent £25,000/annum

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations prospective tenants will be required to provide source of funding and identification documents.

FLOOR AREA

Gross internal the floor area extends to **1,935 sq ft** (180 sq m)

VIEWING:

By prior appointment with the Sole Agents
Mark Warburton Chartered Surveyors

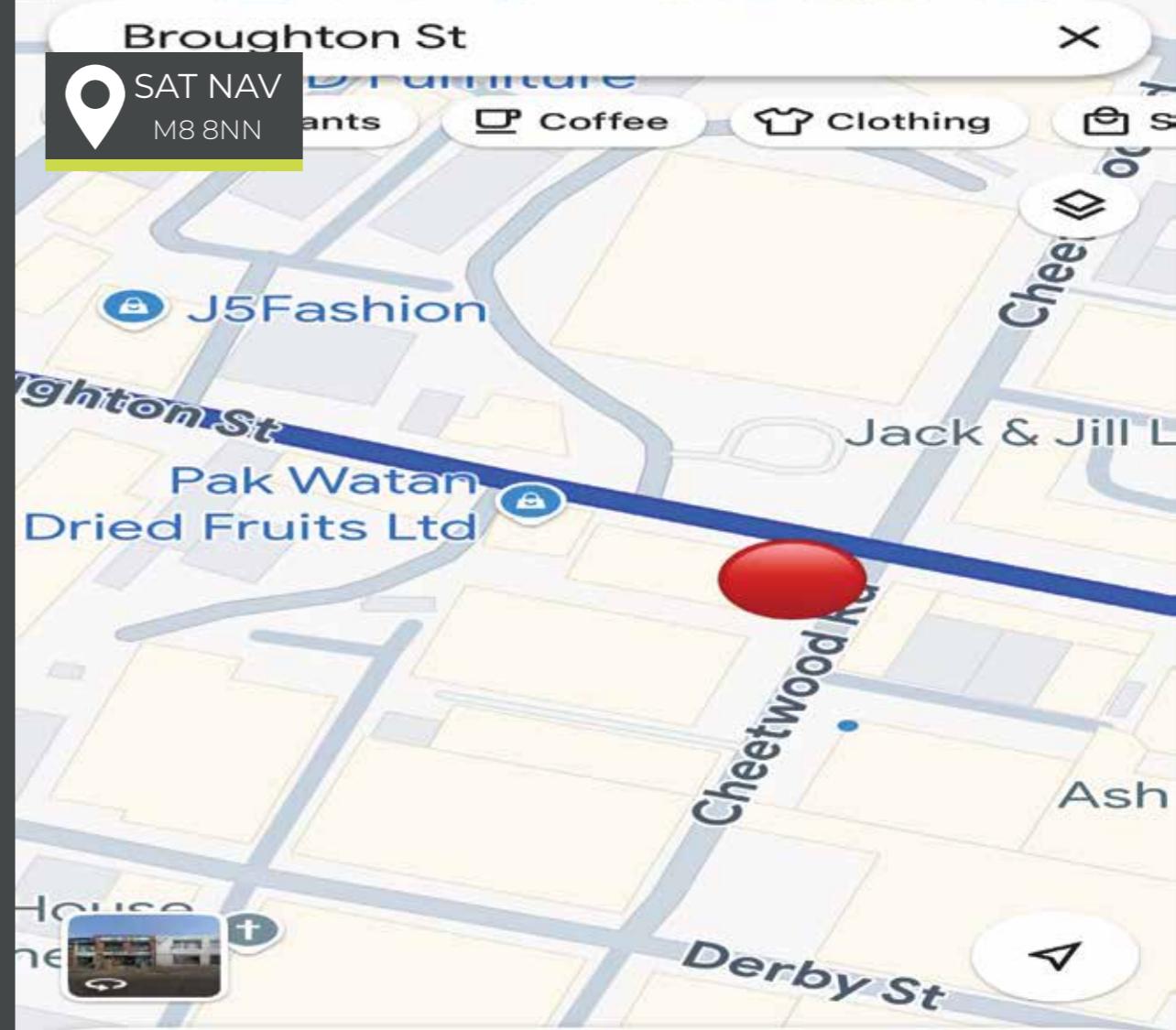
mark@mwp property.co.uk
07769 970 244



Broughton St

SAT NAV

M8 8NN



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