



markwarburton

CHARTERED SURVEYORS


ID 100-100

FOR SALE

PROMINENT WELL POSITIONED COMMERCIAL BUILDING
CLOSE TO CITY CENTRE

SUIT ALTERNATIVE USES (subject to consents)

1, 312 SQ. FT / 122 SQ. M

 118 CHEETHAM HILL ROAD, CHEETHAM HILL,
MANCHESTER, M4 4FG

PROPERTY LOCATION

The property occupies an excellent prominent position fronting directly onto the A665 Cheetham Hill Road very close to the edge of the city centre close to the city's main wholesale, fashion and cash and carry trading district.

The area is now becoming popular with the wider business community with hotel, leisure, office, café, restaurant, professional, medical service industry operators moving in.

The property is close to Manchester city centre, the AO Arena, The Manchester College City Campus, and Victoria Railway Station. It is a short brisk walk of 5 minutes from Manchester city centre.





- Well established location on fringe of Manchester city centre
- Very rare purchase opportunity in rapidly changing area

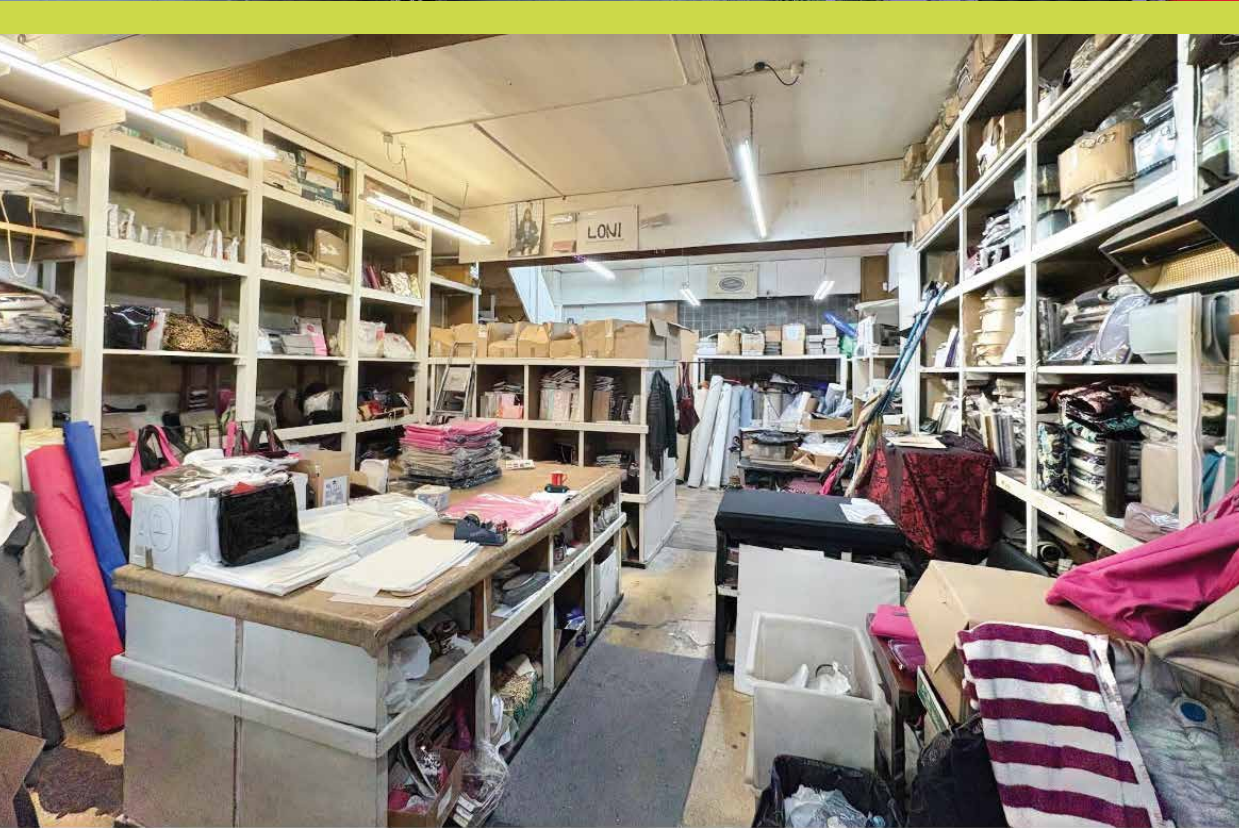
Number 118 Cheetham Hill Road a middle of terrace commercial property which has been in long term use as a light manufacturing base.

The property is of brick construction with a flat roof formation and provides accommodation over ground and first floor levels. Each of the floors is in effect open plan in layout with the ground floor having a partitioned front office/reception and the first floor wc and brew station.

It is considered that another storey might possibly be constructed to increase the floor area (subject to approvals).

Externally there is space at the front to park two motor vehicles.

An inspection is thoroughly recommended.





SERVICES

We understand that all mains services are available at the property.

Further details on application.

RATEABLE VALUE

£6,400

PRICE

Offers over £250,000

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 / purchaser.

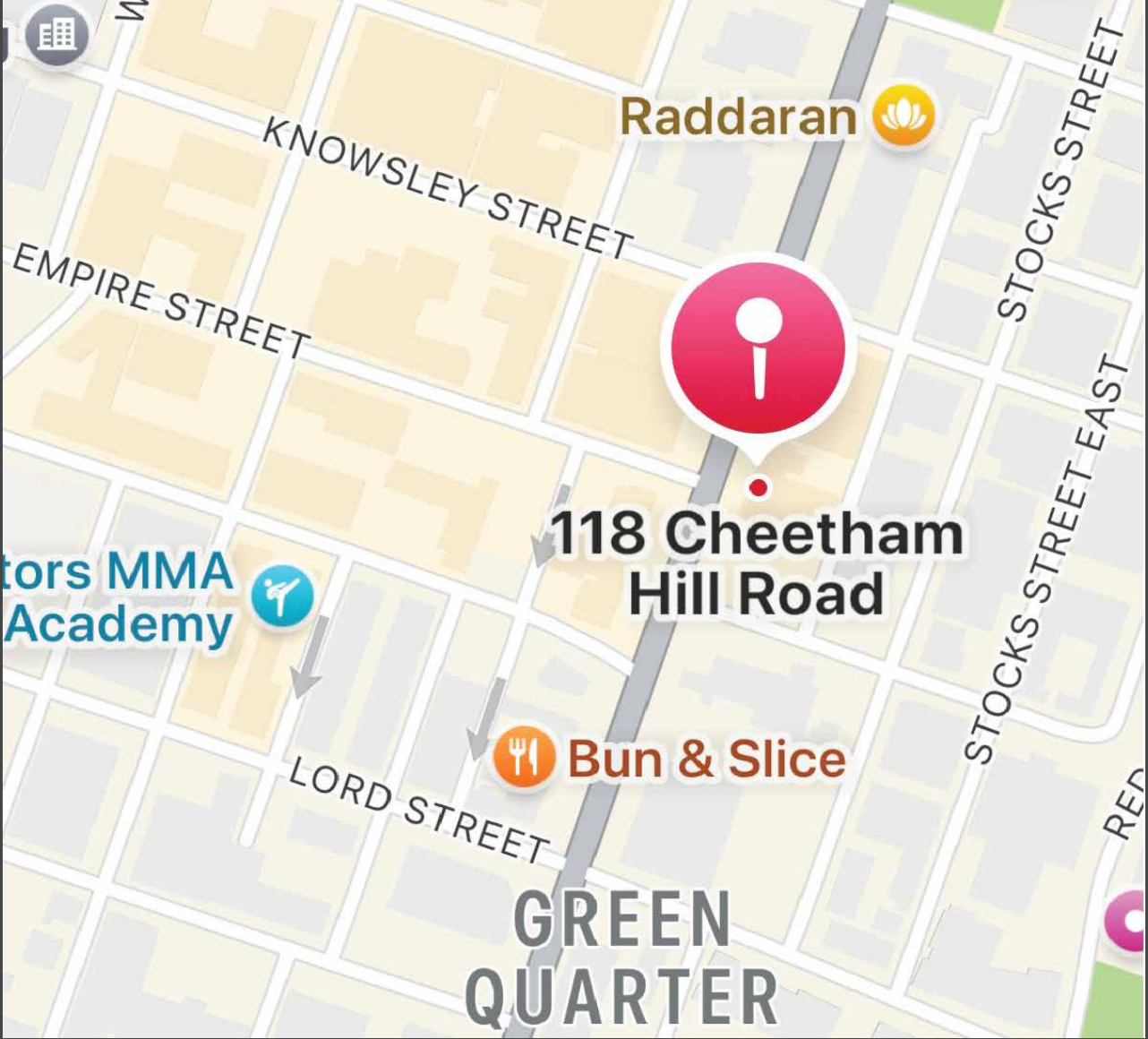
FLOOR AREA

The property extends to a gross internal floor area of 1,312 sq. ft made up as follows:

Ground Floor	656 sq. ft	61sq. m
First Floor	656 sq. ft	61 sq. m
TOTAL	1312 sq. ft	122 sq. m

VIEWING:
By prior appointment with the Sole Agents
Mark Warburton Chartered Surveyors

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