



markwarburton
CHARTERED SURVEYORS

ID 100-098

TO LET

(By Assignment or Sub Letting)

WAREHOUSE & WHOLESALE SPACE WITH
SHOWROOMS AND OFFICES

9,923 SQ. FT / 922 SQ. M

(Subdivision available)



46, 48 & 50 STOCKS STREET, CHEETHAM HILL,
MANCHESTER, M8 8QJ

PROPERTY LOCATION

The property is located on the popular and established Stocks Street at its junction with Broughton Street in the Cheetham Hill district of Manchester and sited less than 1 mile north of the city centre. The area is popular with the wholesale trade.

Fronting directly onto the Stocks Street at the Broughton Street corner the property is very close to and visible from the main A665 Cheetham Hill Road. It is therefore very well placed for access to the city centre, the general business district, and the regional infrastructure.



BROUGHTON STREET

STOCKS STREET

A665 CHEETHAM HILL ROAD

mark@mwproperty.co.uk
07769 970 244





- Two adjacent and connected areas with good rear loading and fit out
- Two separate lets available of 3,912 sq. ft and 6,011 sq. ft
- Flexible opportunities

The available floorspace comprises the ground floor areas of numbers 46, 48 and 50 Stocks Street which is a substantial warehouse and office building providing warehouse and whole-sale/showroom and office accommodation in two adjacent interconnected bays running front at Stocks Street and rear to a private loading yard and car parking area.

The property is of steel portal frame construction with full height two skin brick elevation walls, a solid concrete floor throughout and a pitched and insulated lined roof incorporating translucent roof panels.

The main warehouse areas form part of number 48 and 50 Stocks Street. These provide good quality open plan and secure storage space over two main bays with an eaves height of approx. 15ft and an apex height of approx. 19ft. Access into the warehouse is through a rear loading door (13 ft high by 12ft 6ins wide). The front aspect of number 48 and 50 provides showroom, storage and office space with a staff kitchen and adjacent wc facilities.

Number 46 Stocks Street provides showroom, storage and office space which is fitted out to a good standard with carpeting and suspended ceilings.

An inspection of the property is highly recommended.





mark@mwproperty.co.uk
07769 970 244





mark@mwproperty.co.uk
07769 970 244



SERVICES

We understand that all mains' services are available to the properties.

No 48 and 50 has a gas fired hot air blower serving the warehouse area. Both number 46 and numbers 48 and 50 have a gas fired central heating installation with panel radiators.

RATES

Rateable Value £42,000

LEASE TERMS

46 Stocks Street:
Held under a 5-year lease commencing 1 November 2024 to 1 November 2029. Current rent £25,000/annum rising to £30,000/annum on 1 November 2025

48 and 50 Stocks Street:
Held under a 5-year lease commencing 9 August 2024 to 9 August 2029. Current rent £50,000/annum. This lease contains a tenants break on 9 August 2026.

Each area affords great flexibility and the opportunity to provide a longer-term commitment, subject to landlords consent.

ENERGY PERFORMANCE

Certificate available on request.

FLOOR AREA

The property extends to a total combined gross internal floor area of 9,923 sq. ft as follows:

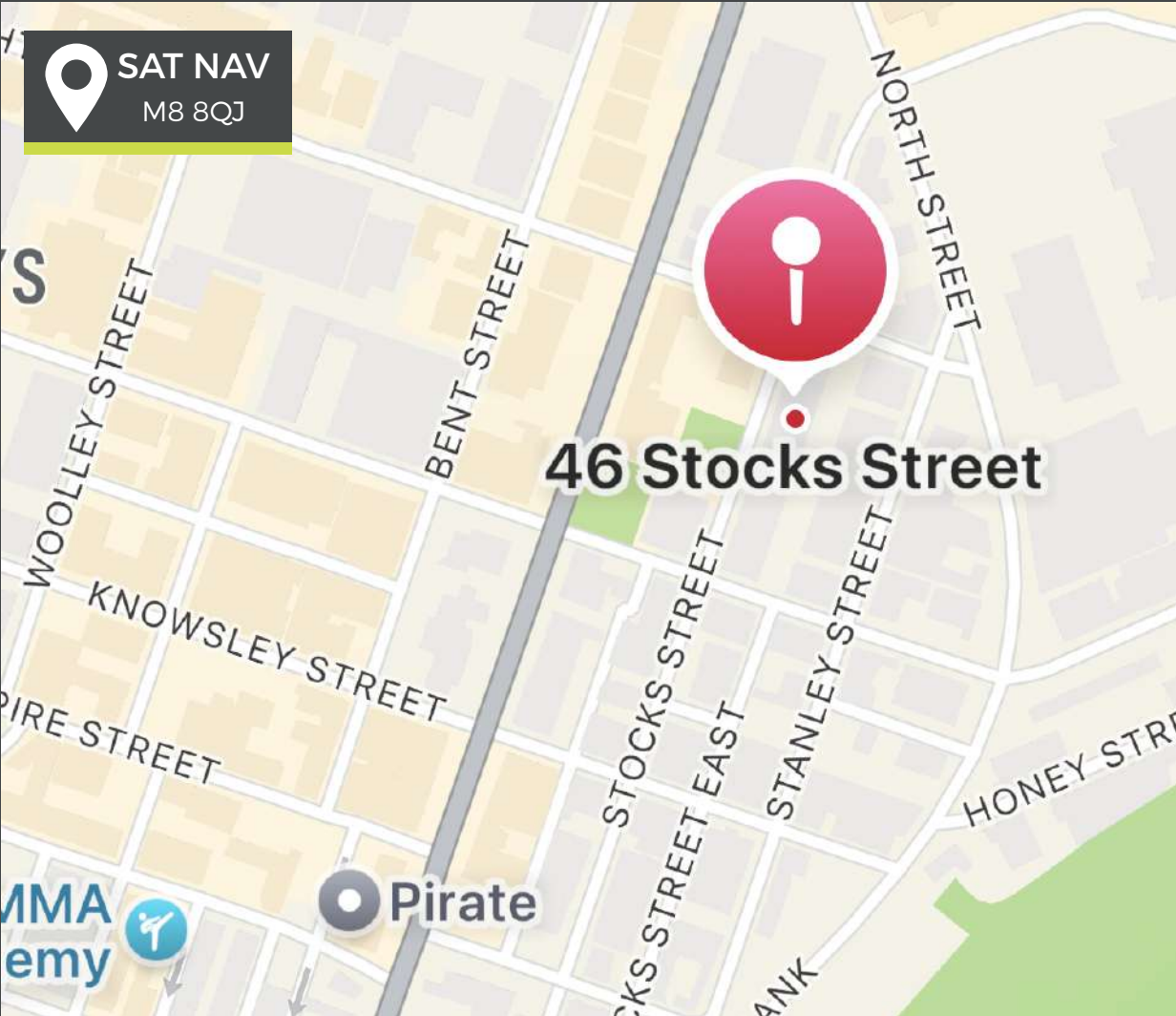
46 Stocks Street	3,912 sq. ft	363 sq. m
48 & 50 Stocks Street	6,011 sq. ft	558sq. m
TOTAL	9,923 sq. ft	922 sq. m

VIEWING:
By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors
T: 07769 970 244
E: mark@mwproperty.co.uk

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.



Mark Warburton Properties LLP conditions under which particulars are issued.

Mark Warburton Properties LLP for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- (1) These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees. They do not constitute an offer or contract, nor constitute any part of an offer or contract.
- (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct. Any intending purchaser/s or tenant/s should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of Mark Warburton Properties LLP or any joint agent/s has any authority to make or give any representation or warranty whatsoever in relation to the property.
- (4) All rentals and prices are quoted exclusive of VAT.
- (5) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its sate of condition or that it is capable of fulfilling its intended purpose. A prospective purchaser/s or a tenant/s should satisfy themselves as to the fitness of such items for their own requirements.