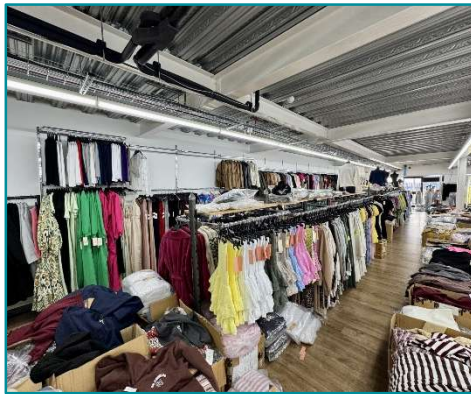




TO LET

Unit 3, 132 Broughton
Street, Cheetham Hill,
Manchester, M8 8AN

- Prominent Commercial Location
- Ground Floor Commercial Unit
- Suitable For A Number Of Uses,
Subject To Planning
- Total Approx NIA: 103.5 sq.m
(1,114 sq.ft)

Location

The property occupies a prominent position on Broughton Street, close to its junction with Waterloo Road, within the heart of Cheetham Hill's well-established retail and wholesale district. The immediate area is particularly popular with fashion, clothing, wholesale and trade occupiers, attracting customers from across Greater Manchester and the wider region. The location benefits from good road and public transport connections, with Manchester City Centre approximately 1 mile to the south and convenient access to the A56, A665 and wider motorway network.

The Property

The property comprises a ground floor retail unit arranged predominantly as an open-plan sales area, benefiting from a glazed frontage to Broughton Street and a practical configuration suitable for a variety of uses. Internally, the accommodation is fitted with timber-effect flooring, painted walls and LED lighting, together with WC provision. A shared fire exit is available to the rear. The landlord will erect a new partition wall prior to completion of a letting to define the proposed demise, with the adjoining area retained separately.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Area:

103.5 sq.m (1,114 sq.ft)

Tenure

The premises are available to let by way of an effectively Full Repairing and Insuring Lease, for a term to be agreed.

Rent

£22,500 per annum, exclusive of business rates, insurance, VAT and all other outgoings.

EPC

The property has an Energy Performance Rating of B44. A full copy of the EPC is available upon request.

Rates

Interested parties should make their own enquiry of Manchester City Council's Rating Department on 0161 234 1103 or www.voa.gov.uk/businessrates.

Viewings

Strictly by appointment via the sole agents SK Real Estate

Tel: 0161 843 5535 / Contact the Team (commercial@skre.co.uk)

