



170 CHEETHAM HILL RD | MANCHESTER | M8 8LQ



100 to 800 sq.ft | (1 person to 20 plus)



SELF-CONTAINED OFFICE SUITES  
(FULLY REFURBISHED)

TO LET

## DESCRIPTION

The property comprises of 10 individual suites, some interconnected, to the 1st and 2nd floors of a substantial brick building.

There is an independent office entrance to the left of the building leading to the 1st and 2nd floors and each suite has its own private lockable access door.

Internally, the accommodation will be comprehensively refurbished with new carpets and decorations.

Most of the individual suites have their own kitchenette and WC facilities.

## LOCATION

The property is very prominently located fronting directly onto Cheetham Hill Rd (A665) close to its junction with Broughton St.

The Fort shopping centre is located around ¼ mile to the north of the property and Manchester City Centre is only a short distance to the south.

## FLOOR AREA

Suites are available from 100 to 800 sq.ft.

Please arrange an internal inspection to establish individual requirements.

## SERVICES

The property has the benefit of all mains services.

## TERMS

Flexible rentals from £50 per week per suite, plus costs.

## RATES

We are waiting on further information from Manchester City Council to confirm the individual Rateable Values. However, we understand that most of the suites will qualify for Small Business Rating Relief and therefore no rates will be payable in certain circumstances.

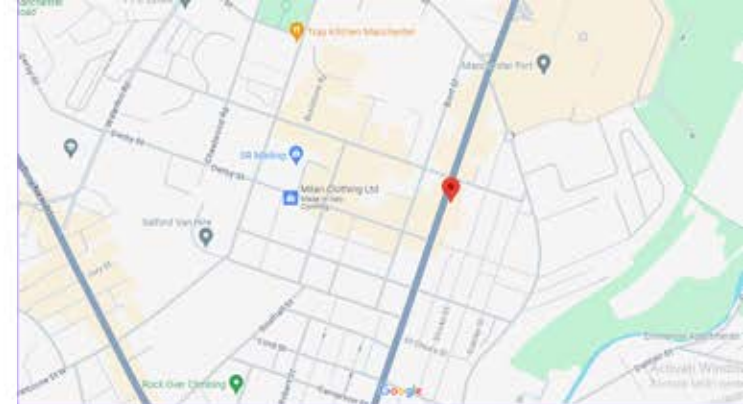
## EPC

Available on request.

## VIEWING

By prior appointment with the sole agent:  
Nick Haughton & Co: 0161 839 0080.

Details prepared: April 24



### Nicholas Haughton Properties Ltd conditions under which particulars are issued:

Mr. Nicholas Haughton for himself, for any joint agents and for the vendors or lessors of this property whose agents they are is giving notice that:

- (1) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute 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 but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of HW Property Ltd, or any joint agents has any authority to make or give any representation or warranty whatever in relation to the property.
- (4) All rentals and prices are quoted exclusive of VAT.
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CHARTERED SURVEYORS

