



56 BURY OLD RD | CHEETHAM HILL | MANCHESTER
M8 6BN



12,536 sq ft (1,165 sq m)

RARE RETAIL OPPORTUNITY

ADJACENT TO CHEETHAM HILL SHOPPING CENTRE
AND MAIN ENTRANCE TO TESCO

TO LET

DESCRIPTION

The property comprises of a 2-storey former Woolworth store constructed in the 1920's to a high standard with a stunning Art Deco stone frontage.

The accommodation is set out in equal proportion across ground and first floors with a small basement boiler room.

To the ground floor, the accommodation is mainly open plan sales area with WC and Kitchen facilities to the rear. Also at the rear of the building is a large goods lift and access for loading.

The first floor accommodation is also mainly open plan but with a range of cellular offices a canteen together with further WC facilities.

VIEWING

By prior appointment with the sole agents: Nicholas Haughton & Co: 0161 839 0080.



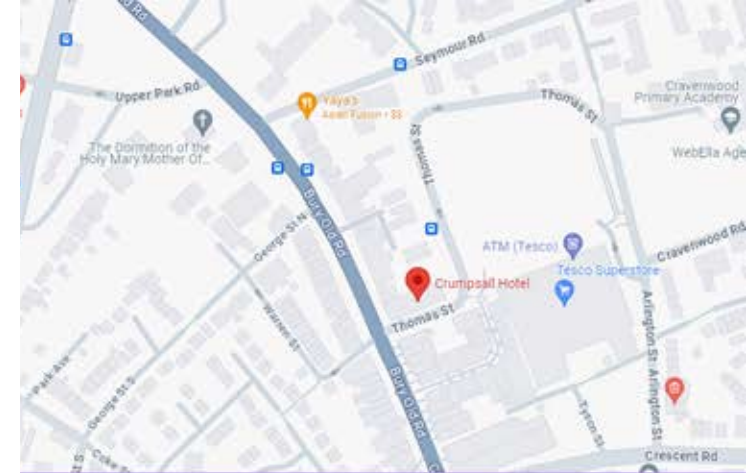
LOCATION

The building undoubtedly commands the most prestigious and prominent position in the whole of Cheetham Hill.

Lying in the heart of Cheetham Hill Village, immediately adjacent to the Cheetham Hill Shopping Centre and with a return frontage to the main access road into the Tesco Superstore, the trading location could not be better.

Situated and fronting onto Bury Old Rd (A665) at its junction with Thomas St, the location is home to many national retail and restaurant chains.

Please refer to attached location map.



FLOOR AREA

It is estimated that the property extends in total to an approximate gross internal floor area of 12,536 sq ft (1,165 sq.m) with the accommodation arranged equally over ground and first floor level.

Ground Floor	6,268 sq.ft	583 sq.m
First Floor	6,268 sq.ft	583 sq.m
Total	12,536 sq.ft.	1,165 sq.m

SERVICES

We understand that all mains services are connected.

Lighting is predominantly by fluorescent tubes, heating by gas fired hot central heating system.

Male and female WC facilities/washrooms are located on each level of the building.

RATES

We are awaiting further information on the Rateable Value from Manchester City Council.

TERMS

The property is offered To Let by way of a new lease drawn on full repairing and insuring terms at a rental of £120,000 per annum, exclusive.

Details Prepared: August 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.
- (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 state of condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.



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