



68 DERBY STREET | CHEETHAM HILL | MANCHESTER



4,407 sq ft (409 sq m)

HIGH QUALITY GROUND FLOOR
WHOLESALE SHOWROOM PREMISES

TO LET

DESCRIPTION

The property comprises the ground floor element of a bespoke two storey wholesale and office building which fronts directly onto Derby Street.

The property is a modern two storey unit of brick construction. The ground floor has been extensively fitted out to accommodate very well appointed wholesale showroom space. The space has a very high quality fit out with suspended ceilings, glazed partitioning, carpeting and also affords some office and storage space, kitchen and ancillary facilities. The accommodation is accessed at the front and rear and is to all intents and purposes fully self contained.

Externally there is private car parking and loading with the building.

LOCATION

The property is prominently located on the popular and well established Derby Street close to its junction with Waterloo Road in the heart of the Cheetham Hill wholesale area approximately 1 mile from the city centre.

FLOOR AREA

The gross floor area extends to 4,407 sq ft in total.

EPC

Available on request.

RATES

The entire property (ground and first floor) has a Rateable Value of £33,250,00 in the current Rating List. The ground floor will be responsible for 2/3 (two thirds) of the Rates Payable. Therefore, we estimate that the Rates Payable for the ground floor in the current year will be in the order of £11,060.00 per annum.

Please call us for further advice and information.

TERMS

The property is to be let by way of a new lease drawn on full repairing and insuring terms at a rental of £60,000 per annum, exclusive

Full details on request.

SERVICES

We understand that all mains services are available.

VIEWING

By prior appointment with the sole agent:
Nicholas Haughton Properties: 0161 839 0080.



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

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