# FOR SALE / MAY LET 1,962 – 10,883 sq ft (182.2 – 1,010.9 sq m)

New Fashion Wholesale Cash & Carry Development



# **Broughton Court Fashion Park**

Broughton Street Cheetham Hill Manchester M8 8NN





#### Location

Broughton Court is situated on Broughton Street, just off the A665 Cheetham Hill Road and A56 Bury New Road within the heart of the main fashion cash and carry area of Cheetham Hill.

Manchester City Centre is situated approximately 1.5 miles to the south of the subject premises and access to the M60 Motorway is available via Junction 17 which is less than 5 miles to the north of the site.

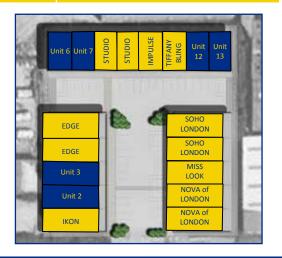
# Description

This is a courtyard development of trade units on Broughton Street within a fully secure site and situated in the heart of Cheetham Hill. The premises are two-storey cash and carry units with part profile and brick elevations with glazed entrances. The units are capable of being combined.

Each unit benefits from additional sales / storage area at first floor level and designated car parking is demised to each unit. Three phase electricity and gas is provided to the site.

#### Accommodation

Unit	GF sqft	FF sqft	Total sqft
1	DENIM CLUB		
2	CLASSIC		
3	1,478	1,535	3,013
4	EDGE CLOTHING		
5	EDGE CLOTHING		
6	938	1,035	1,973
7	953	1,009	1,962
8	STUDIO		
9	STUDIO		
10	CICI		
11	ZZAPP		
12	953	1,009	1,962
13	938	1,035	1,973
14	SOHO LONDON		
15	SOHO LONDON		
16	MISS LOOK		
17	NOVA of LONDON		
18	NOVA of LONDON		



#### **Specification**

- Cash and carry consent
- Fully secure site
- Modern two-storey accommodation
- Three phase electricity and gas
- Designated parking with each unit
- Ability to combine units
- CCTV
- Electric shutters

### Terms

The units are available to purchase on a 999 year long leasehold basis and quoting prices are available from the agents.

Alternatively consideration will be given to disposal of the units by way of new, full repairing and insuring leases on terms to be agreed.

# VAT

Quoting prices and terms are subject to VAT at the prevailing rate.

# Viewing

For further information and to arrange a viewing please contact:

Mike Beales Davies Harrison 0161 711 0021 mike@daviesharrison.com

or our Joint Agent: Haji Ashraf Dunhill Properties Limited 0161 637 3673 haji@dunhillprperties.co.uk

#### IMPORTANT NOTICE

Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison or Vendors or Lessors. (3) All descriptions, dimensions and other particulars 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 and must satisfy themselves by investigation or otherwise as to the correctness to each of them. No person in the employment of Davies Harrison has any authority to make or give any representation or warranty whatever in relation to this property

