

# 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:

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