

**TO LET**



## **SHOWROOM/WAREHOUSE PREMISES**

**(Available Short Term - max 2 year lease)**

Ground Floor 512.06m<sup>2</sup> (5,512 sq ft)

Mezzanine 248.99m<sup>2</sup> (2,680 sq ft)

**1 Park Place  
Cheetham Hill  
Manchester M4 4EZ**

- Highly prominent main road position
- Parking to front and side of property
- Yard to rear



## LOCATION

The property is located on the east side of Cheetham Hill Road (A665) at its junction with Park Place on the periphery of Manchester City Centre. Cheetham Hill Road is one of the busiest arterial routes running north out of Manchester. All city centre shops and transport links are less than a mile to the south.

## DESCRIPTION

The property comprises a detached showroom/warehouse premises of brick construction beneath a part pitched, part flat roof. Internally, the accommodation comprises an open plan showroom area on the ground floor with an office, WC and kitchen to the rear. In addition, there is a mezzanine floor which provides useful storage space.

Externally, there is car parking to the front and side of the property together with a yard to the rear.

## ACCOMMODATION

As measured on a gross internal basis in accordance with the RICS Property Measurement 1<sup>st</sup> Edition, the area of the property is as follows:

<b>Ground Floor</b>	<b>512.06m<sup>2</sup></b>	<b>(5,512 sq ft)</b>
<b>Mezzanine</b>	<b>248.99m<sup>2</sup></b>	<b>(2,680 sq ft)</b>
<b>Total</b>	<b>761.05m<sup>2</sup></b>	<b>(8,192 sq ft)</b>

## LEASE

The accommodation is available short term up to a maximum of 2 years on a lease which will be contracted outside the Landlord & Tenant Act at a rent of £30,000 per annum.

## BUSINESS RATES

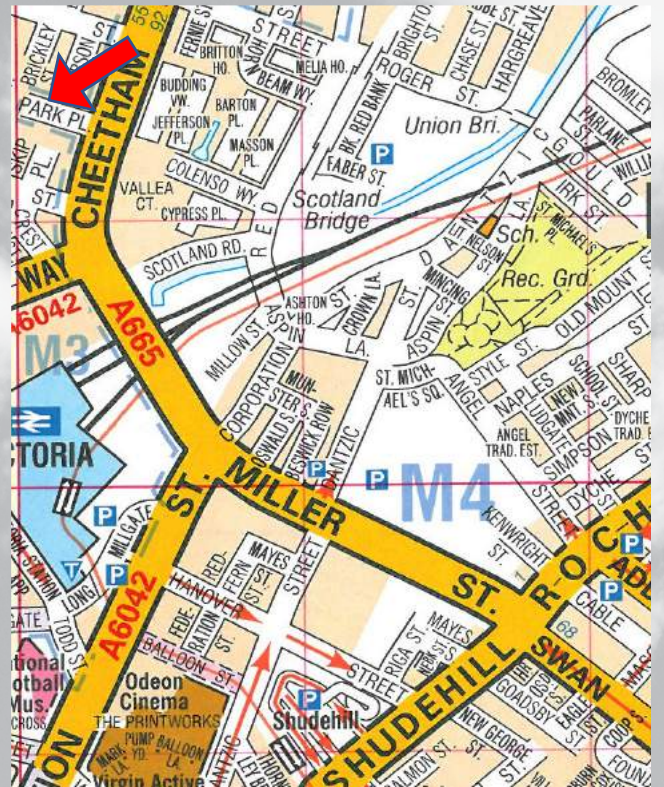
The property has a rateable value of £19,500. The rates payable £9,574.50pa (2019/20 - 49.1/£).

## EPC

A copy of the EPC is available upon request.

## VAT

All figures quoted are exclusive of but may be liable to VAT.



## VIEWING

By appointment with the sole agent  
**W T Gunson** for the attention of:  
**Neale Sayle**  
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Or

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Date of Preparation: June 2019