

**TO LET**



## **Retail Unit**

### **Suitable for a Variety of Uses (STP)**

Ground Floor Approx 3,800ft<sup>2</sup>    Basement Approx 1,200ft<sup>2</sup>  
Total Approx 5,000ft<sup>2</sup>

#### **Ground Floor/Basement**

#### **EMT Building**

**166-168 Cheetham Hill Road  
Manchester M8 8LQ**

- Current A1 use but may suit A3/A5 (STP)
- Highly prominent and busy main road position.



## LOCATION

The property is located on the east side of Cheetham Hill Road (A665) between the junctions of Derby Street and Broughton Street in Cheetham Hill, Manchester. Manchester City Centre is approx. 1 mile to the south. Junction 19 of the M60 motorway is approx. 4 miles to the north.

## DESCRIPTION

The property comprises a raised ground floor retail unit within a mid terraced property. The unit has carpeted flooring, a suspended ceiling, fluorescent strip lighting, gas central heating and WC facility to the rear. There are two open plan sales areas to the front and a storage area to the rear with access for loading. The unit also has a basement providing useful storage.

## ACCOMMODATION

As measured on a net internal basis in accordance with the RICS Code of Measuring Practice 2<sup>nd</sup> Edition, the areas are as follows:-

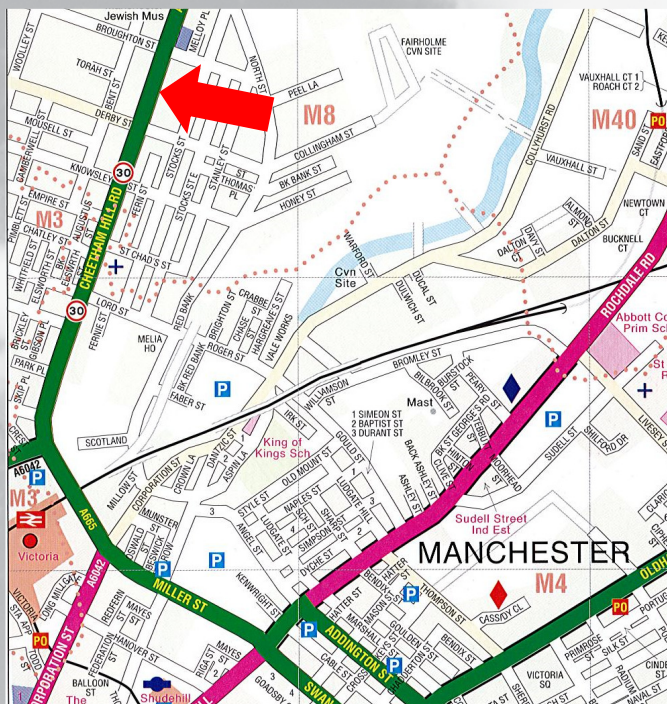
Raised Ground Floor	196.10m <sup>2</sup>	
Lower Ground Floor	156.96m <sup>2</sup>	
Total	353.06m <sup>2</sup>	(3,800ft <sup>2</sup> )
Plus Basement	111.48m <sup>2</sup>	(1,200ft <sup>2</sup> )
Overall Total	464.54m <sup>2</sup>	(5,000ft <sup>2</sup> )

## PLANNING USE

We understand the unit currently has an A1 retail use but may suit a variety of retail uses, eg café, restaurant, hot food takeaway (A3/A5) subject to planning.

## LEASE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at an initial rent of £28,000 per annum.



## BUSINESS RATES

The Property has a Rateable Value of £10,250 (2010 Rating List).

## EPC

A copy of the EPC is available on 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 ([Neale.sayle@wtgunson.co.uk](mailto:Neale.sayle@wtgunson.co.uk))

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