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commercial property consultants

FOR SALE/TO LET



MODERN
TRADE COUNTER/SHOWROOM UNIT
Approx 2,000 sq ft

BROUGHTON COURT
BUSINESS & CREATIVE PARK

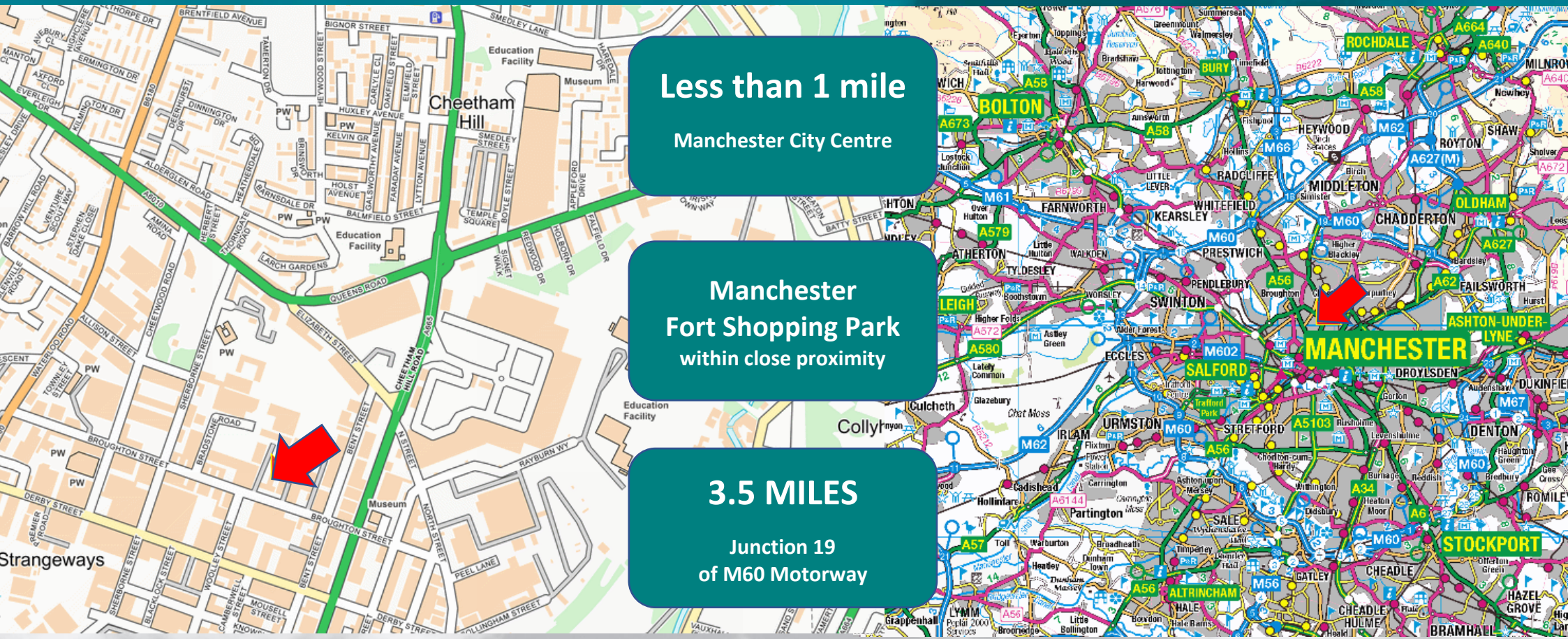
- **May suit – showroom, storage, retail, leisure, office etc (subject to obtaining any necessary consents)**
- Less than 1 mile north of Manchester City Centre
- Secure estate with CCTV
- Highly popular and well established trade location
- Designated parking

UNIT 12, BROUGHTON COURT BUSINESS & CREATIVE PARK, 32A BROUGHTON STREET, CHEETHAM HILL, MANCHESTER M8 8NN

0161 833 9797 www.wtgunson.co.uk

Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

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LOCATION

The property is located on Broughton Court Business and Creative Park which is situated on the north side of Broughton Street, not far from Cheetham Hill Road, Manchester. Manchester City Centre is less than 1 mile to the South. Manchester Fort Shopping Park is within close proximity. Junction 19 of the M60 motorway is approx. 3.5 miles to the north and provides easy access to the wider motorway network.

RICS

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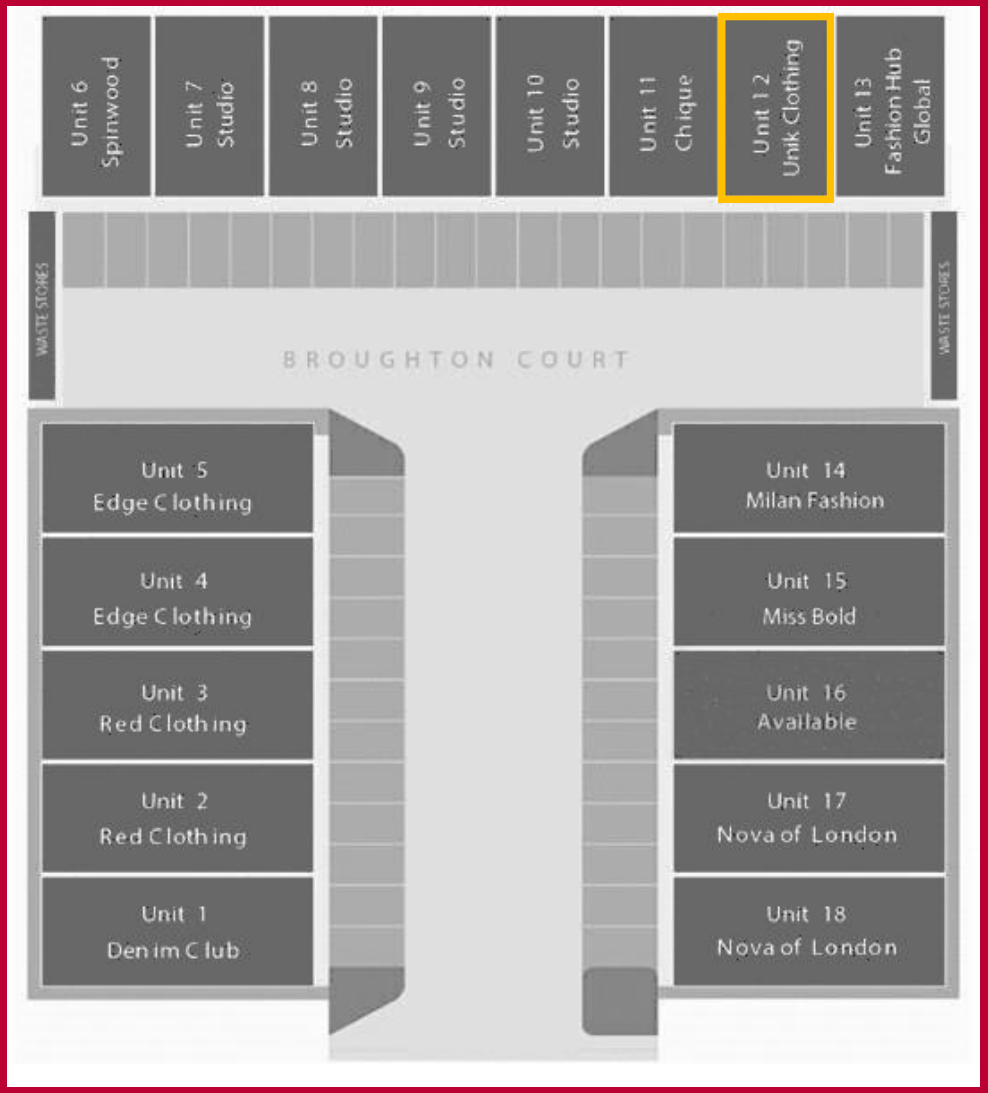
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DESCRIPTION

The property comprises a double storey modern trade counter/showroom unit within Broughton Court Business and Creative Park. The unit provides open plan accommodation over ground and first floor with WC and kitchenette facilities to the rear of the ground floor.

The unit has a glazed entrance with electric roller shutter security. The estate is extremely secure with CCTV in operation. There is allocated parking to the front of the unit.





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ACCOMMODATION

As measured on a gross internal basis, the unit has areas as follows:-

Ground Floor	925 sq ft	85.93m^2
First Floor	1,048 sq ft	97.36m^2
TOTAL	**1,973 sq ft**	**183.29m^2**

ASKING PRICE

Offers in the region of **£395,000.**

TENURE

We are informed that the unit is held long leasehold for a term of 999 years with no ground rent.

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rent of **£22,500pa**

SERVICE CHARGE

An estate service charge is applicable which currently runs at £TBC pa for this unit.

BUSINESS RATES

TBC.

VAT

We are informed VAT is applicable.

BROUGHTON COURT
BUSINESS & CREATIVE PARK

EPC

A copy of the EPC is available upon request.

VIEWING

By appointment with the sole agents:

W T Gunson
Neale Sayle E: neale.sayle@wtgunson.co.uk
Josh Hill E. josh.hill@wtgunson.co.uk

T: 0161 833 9797



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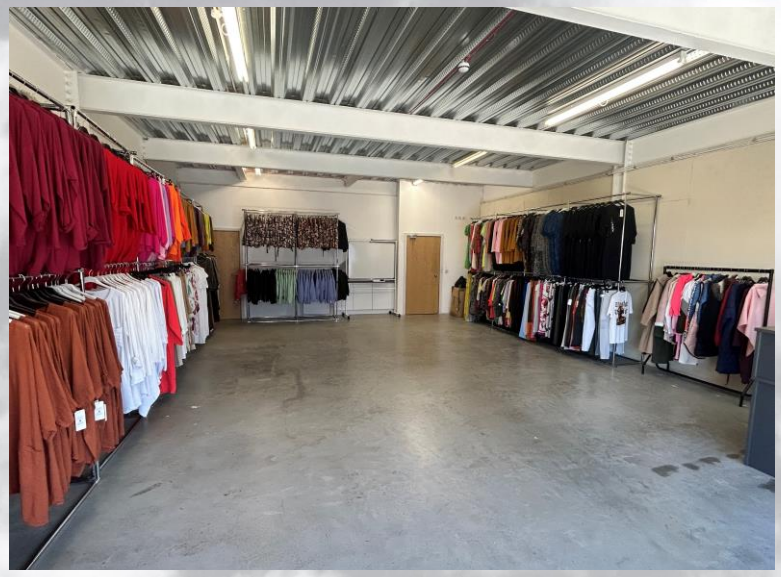
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