

NOW
AVAILABLE



BROUGHTONCOURT

FASHION PARK

New Fashion Wholesale
Cash & Carry Development

18 Units

For Sale / May Let

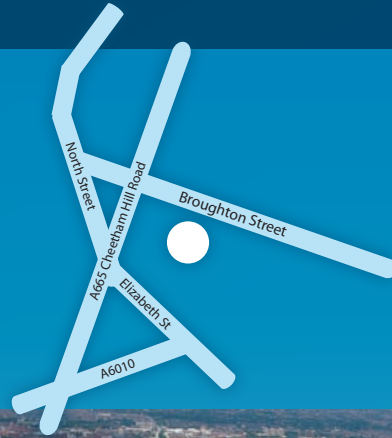
Broughton Street, Cheetham Hill, Manchester M8 8NN

Approx. 2,000 – 9,000 sq ft (185 – 836 sq m)

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.

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



Accommodation

Unit no	GIA Ground Floor (ft2)	GIA First Floor	GIA Total (ft2)
1	1445	1571	3017
2	1478	1535	3013
3	1478	1535	3013
4	1478	1535	3013
5	1445	1571	3017
6	938	1035	1973
7	953	1009	1962
8	953	1009	1962
9	953	1009	1962
10	UNDER OFFER	UNDER OFFER	UNDER OFFER
11	953	1009	1962
12	953	1009	1962
13	938	1035	1973
14	1445	1574	3018
15	1477	1534	3011
16	1477	1534	3011
17	1477	1534	3011
18	1445	1574	3018

Areas may be subject to minor variations



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
- Floor loading 5kN/m2

VAT

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

Viewing

Strictly by appointment only with the joint agents.



Some images shown on this brochure are for illustrative purposes only



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