

# MBRE

# RETAIL/STORAGE TO LET



## 27

Woolley Street  
Cheetham Hill  
Manchester, M8 8WE

**2,500  
SQ.FT**

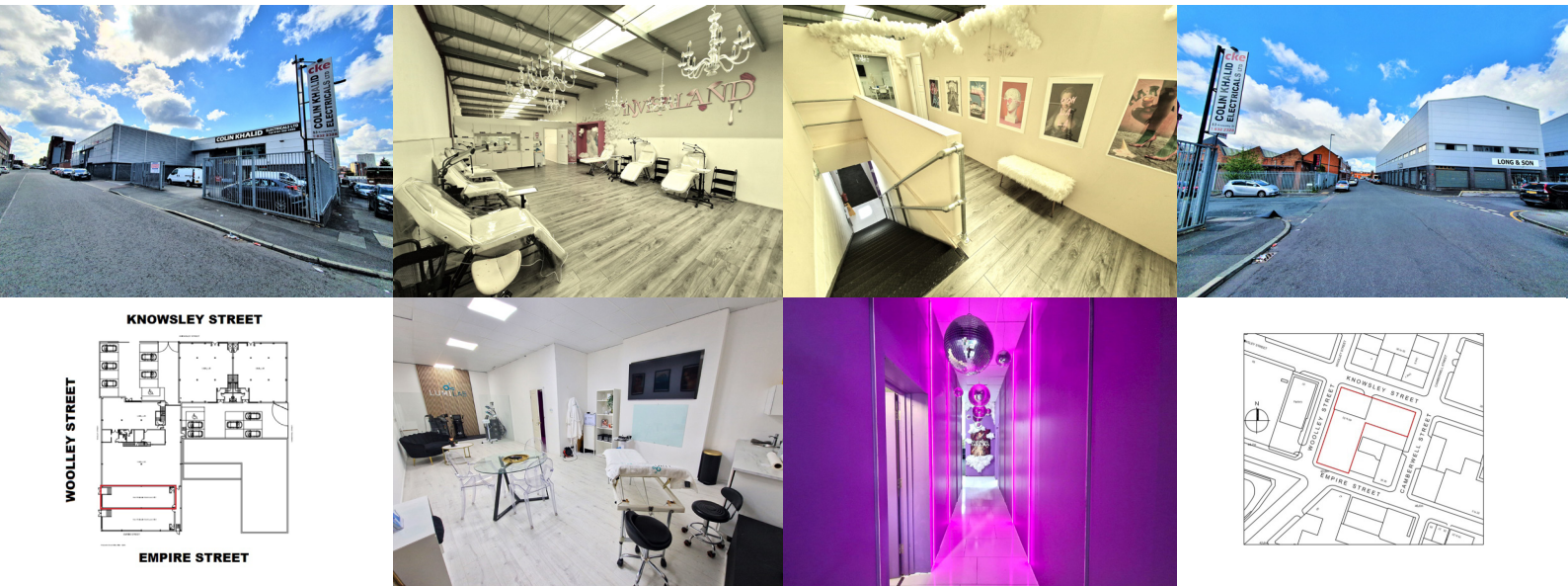
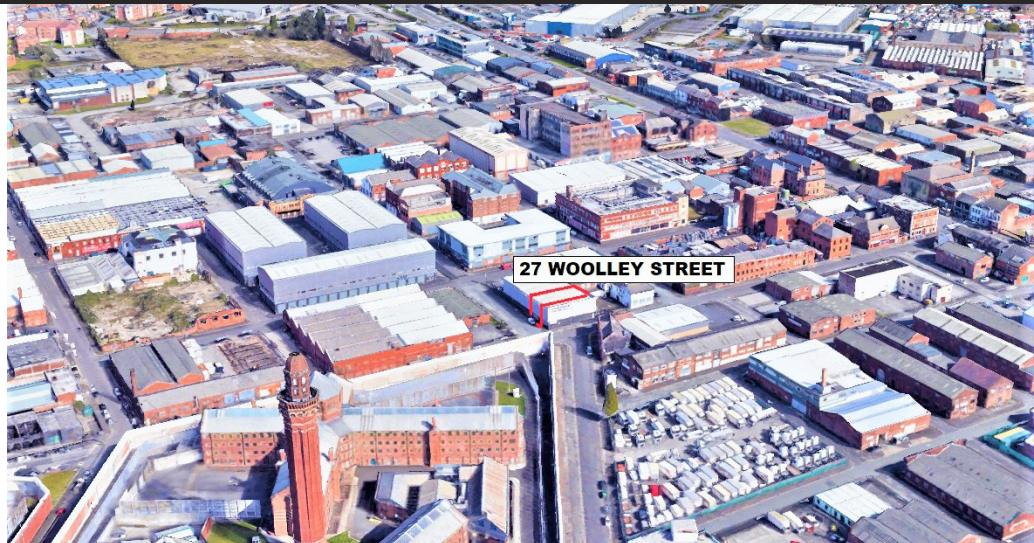


- Retail/storage accommodation over GF & FF
- External electric roller security shutters
- GF: 1,170 Sq.ft plus FF: 1,330 Sq.ft
- Sub-divided to provide treatment rooms GF/FF
- Suitable for a variety of retail/storage operators
- External unrestricted street parking/loading
- Close to Colin Khalid Electrical/Manchester Arena
- Existing fixtures/fittings available - to be agreed

## Location

The property is located on Woolley Street off Knowsley Street close to Manchester City centre.

- Manchester Arndale: 0.5 miles.
- Salford: 3 miles.
- M60 Motorway: 5 miles.
- Stockport: 8 miles.



## Description/Accommodation

The property forms part of terrace of commercial retail/warehouse properties of traditional construction with brick and block work elevations, upper part cladding all under a pitched roof.

Ground floor: 1,170 Sq.ft - 60'10" x 19'2" overall including toilet facilities - height 10'5" overall comprising:-

Reception: 13'10" x 12'0".

Corridor: 170 Sq.ft overall.

Store: 7'4" x 11'0".

Toilet with low level w.c and hand wash sink.

Salon: 33'4" x 10'8" plus 14'7" x 4'0"

Kitchen: 8'11" x 19'2".

First floor: 1,330 Sq.ft overall - 68'5" x 19'2" overall including stairs - height 13'10".

Main salon: 40'1" x 19'0".

Landing: 103 Sq.ft overall.

Private offices/treatment rooms: Not measured.

## Rateable Value

Rateable value: £17,000.

Small Business Rates Multiplier 2024/25: 49.9p.

Interested parties are advised to make their own enquiries with MCBC - 0161 234 1103.

## Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 3 year term.

## Rent

£20,000 per annum exclusive. VAT IS PAYABLE.

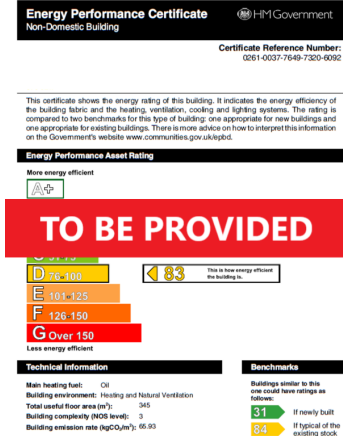
## VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is payable at the property.

## Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. Details available from MBRE.

## EPC Rating



## Utilities

Mains services are available including electricity, water and drainage.

## Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

## Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

### Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. JULY 2024.