

FOR SALE/MAY LET



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

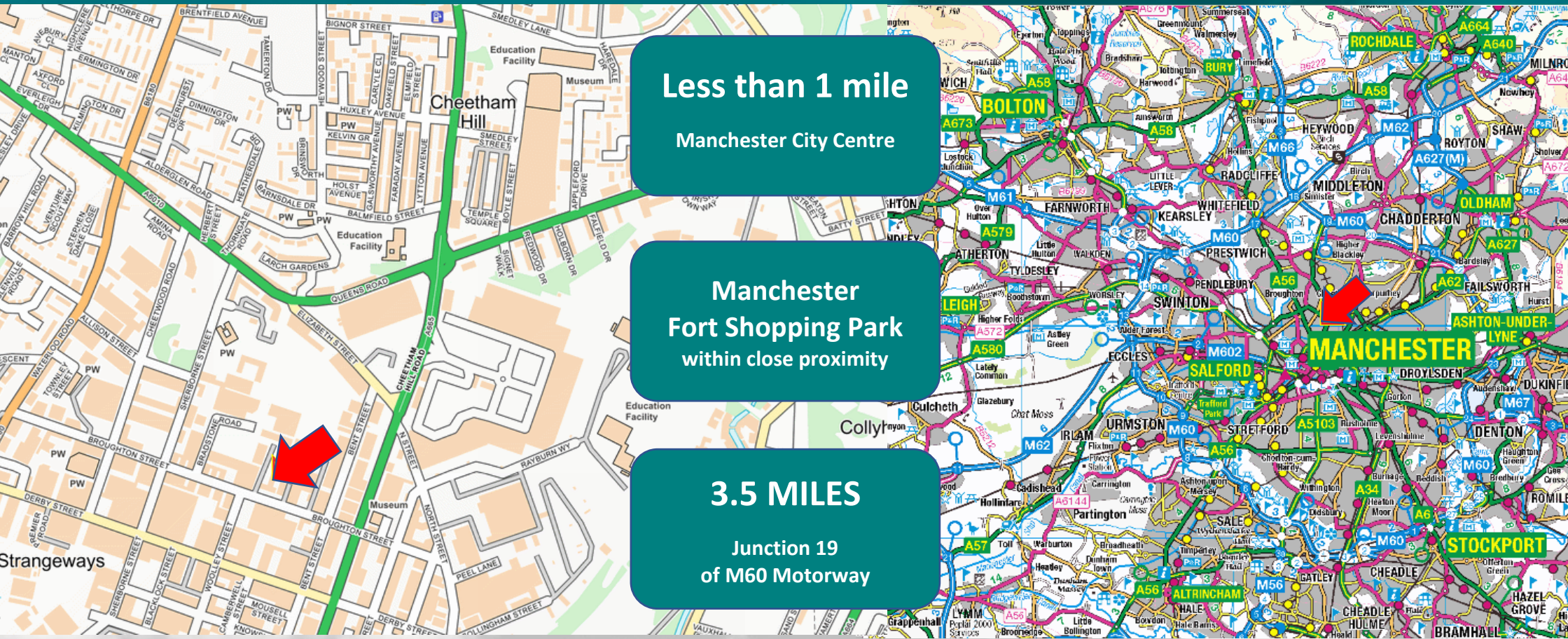


BROUGHTON COURT
FASHION PARK

- Less than 1 mile north of Manchester City Centre
- Secure estate with CCTV
- Highly popular and well established trade location
- Designated parking

UNIT 13, BROUGHTON COURT FASHION PARK, 32A BROUGHTON STREET, CHEETHAM HILL, MANCHESTER M8 8NN

0161 833 9797 www.wtgunson.co.uk



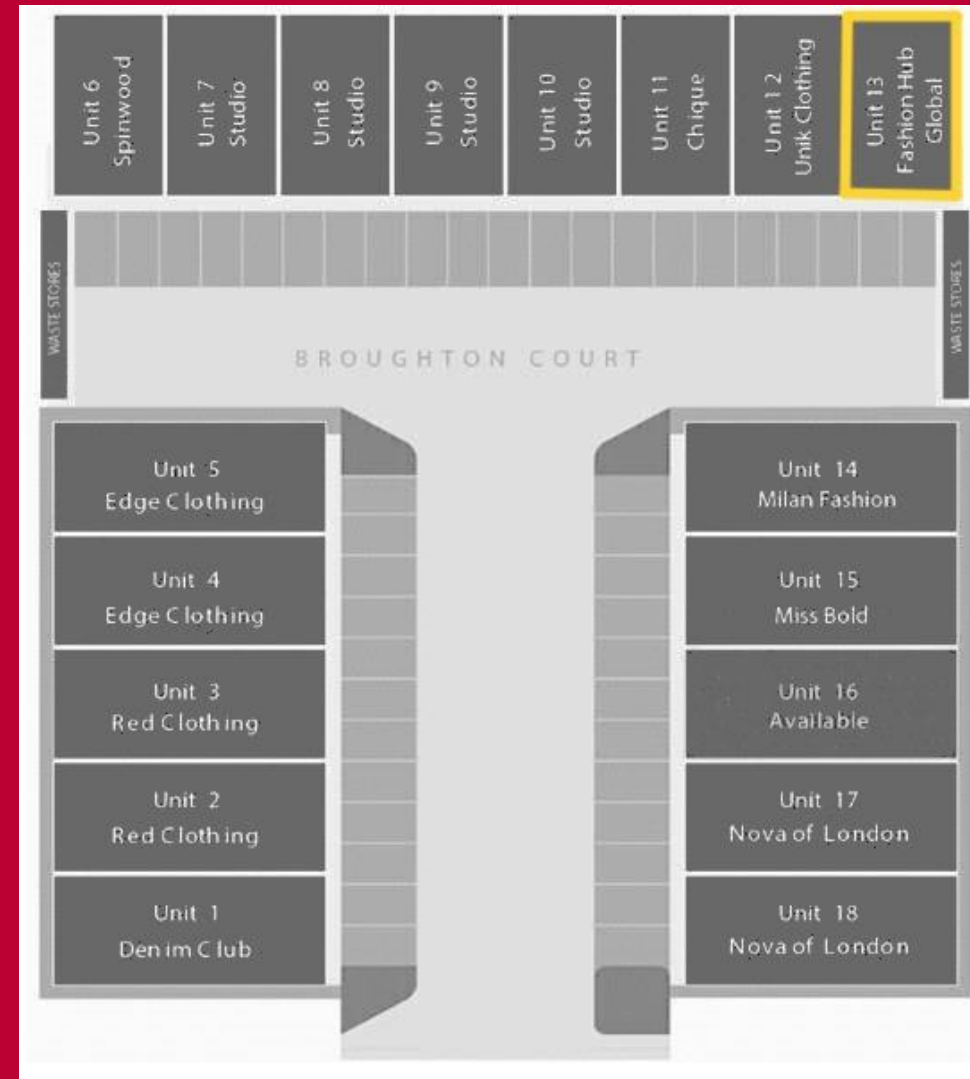
LOCATION

The property is located on Broughton Court Fashion 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.

DESCRIPTION

The property comprises a double storey modern trade counter/showroom unit within Broughton Court Fashion 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.



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	183.29m²

ASKING PRICE

Price on application.

TENURE

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

LEASE

The landlord may consider a lease based on fully repairing and insuring terms. Rental on application.

SERVICE CHARGE

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

BUSINESS RATES

TBC.

VAT

We are informed VAT is applicable.



BROUGHTON COURT
FASHION 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

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Date of Preparation: January 2023

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 **wtgunson**
commercial property consultants



**BROUGHTON COURT
FASHION PARK**



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