



markwarburton


CHARTERED SURVEYORS

ID 100-105

## FOR SALE

PROMINENT WELL LOCATED TWO STOREY WHOLESALE SHOWROOM UNIT

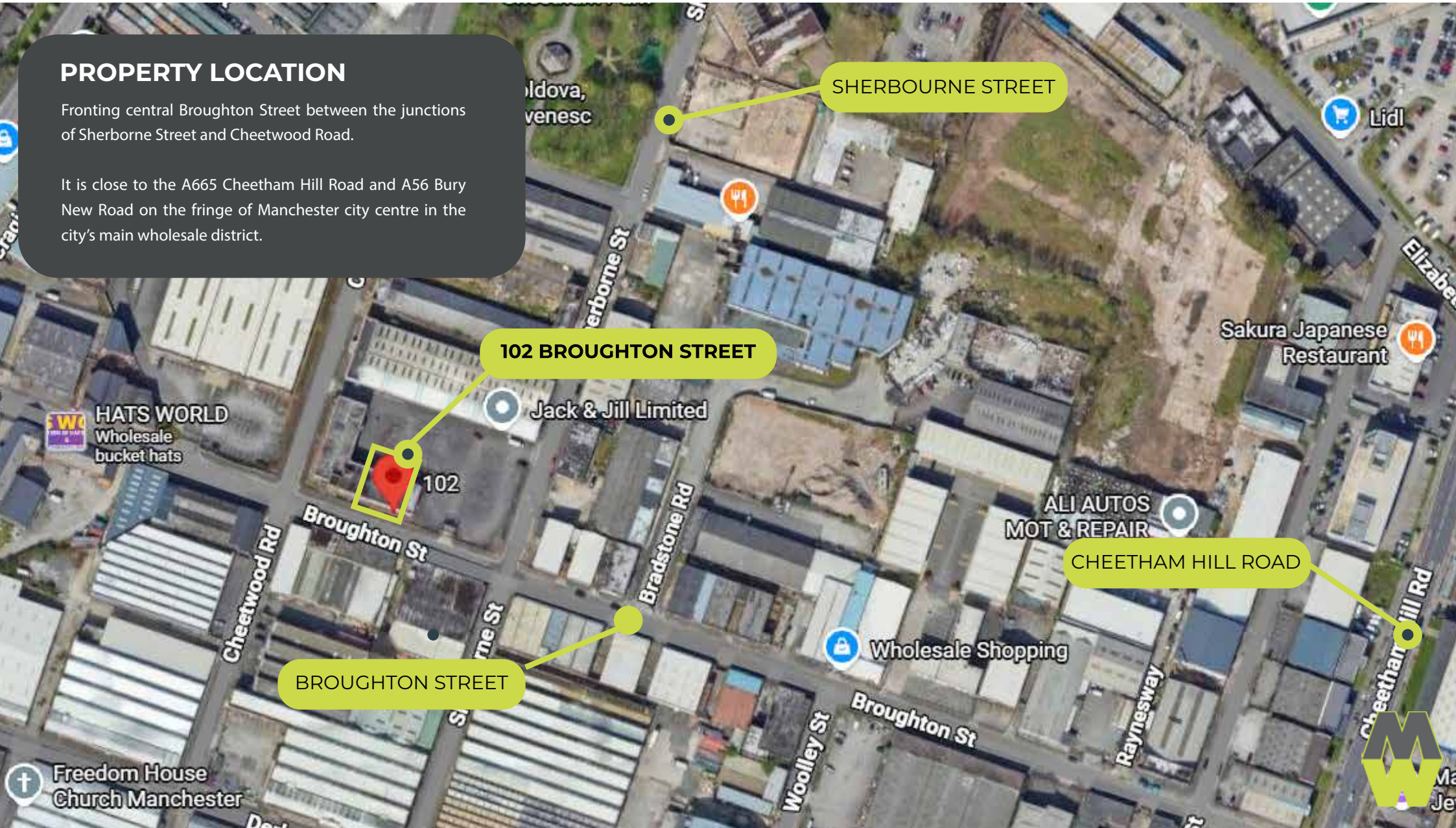
**2,004 SQ. FT / 186 SQ. M**

 ABBEYTEX HOUSE, 102 BROUGHTON STREET, CHEETHAM HILL, MANCHESTER, M8 8AN

## PROPERTY LOCATION

Fronting central Broughton Street between the junctions of Sherborne Street and Cheetwood Road.

It is close to the A665 Cheetham Hill Road and A56 Bury New Road on the fringe of Manchester city centre in the city's main wholesale district.





- Central position on the sought after Broughton Street
- On site free customer parking
- Rare purchase opportunity

A two storey wholesale showroom building of brick construction with solid concrete floors and being part of a terrace of similar units. It has a principally open plan showroom area to ground floor level with adjacent Wc.

At first floor level is additional showroom space where there are also general and private offices together with a small kitchen.

Externally the property has 3 dedicated private car parking spaces on the site which also provides a large amount of general customer car parking.



## SERVICES

We understand that mains electricity, gas, water, and drainage connections are available.

Heating is via a combination of gas fired hot air blower and central heating installations.

## PRICE

Offers over £350,000

## RATES

Details on application.

## ENERGY PERFORMANCE

Certificate available on request.

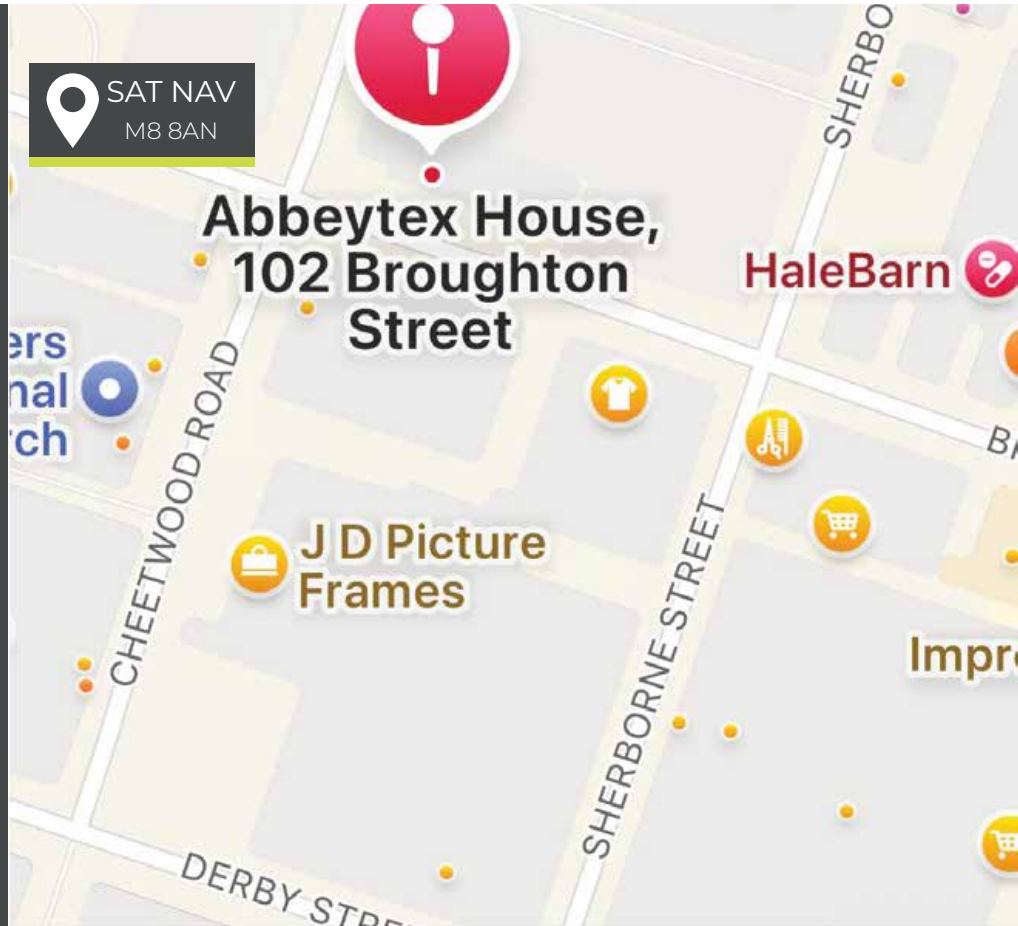
## ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations prospective buyers will be required to provide source of funding and identification documents.

## FLOOR AREA

The property extends to a gross internal floor area of 2,004 sq. ft made up as follows:

Ground Floor	1,002 sq. ft	93.09 sq. m
First Floor	1,002 sq. ft	93.09 sq. m
TOTAL	2,004 sq. ft	186 sq. m



### VIEWING:

By prior appointment with the Sole Agents  
Mark Warburton Chartered Surveyors

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07769 970 244



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