

# TO LET



RogerHannah

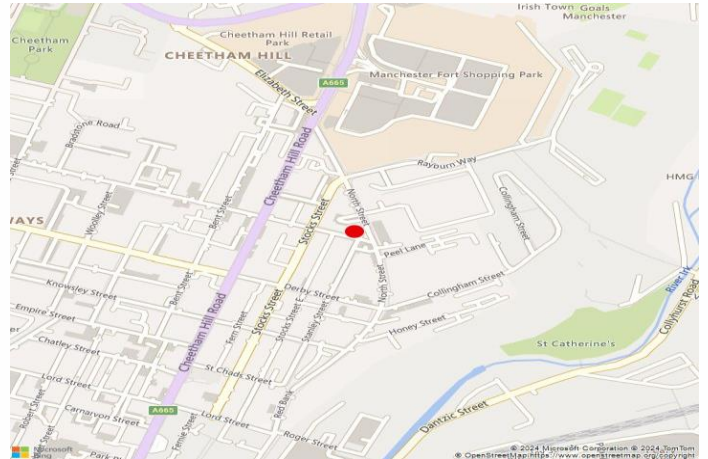


21 North Street, Cheetham Hill , Manchester, M8 8RE

**Ground Floor Warehouse/Industrial  
Unit with Secure Yard  
3,400 Sq Ft (315.86 Sq M)**

- 1 Mile from Manchester City Centre
- In the Heart of Cheetham Hill
- Fenced Yard Area
- Roller Shutter Loading
- Offices & WC's Provided





## Location

The property is situated on North Street which is accessed just off Cheetham Hill Road.

The area's prime Showroom/Cash & Carry/Fashion location. Cheetham Hill Road is one of Manchester's busiest arterial routes running north out of the City Centre linking with Junction 19 of the M60 Motorway (only 4 miles north).

Local amenities include, Fort Retail Park and Manchester Arena. Local occupiers include Nike and M&S.

## Description

The unit provides a link detached warehouse/industrial unit. Internally, the unit is fully lit throughout and benefits from a concrete floor and an eaves height of 3.5 m.

WC facilities and a small office are present and loading is via a roller shutter loading door. The loading door leads to a fully fenced and secure yard area which provides car parking and loading areas.

## Accommodation

3,400 SQ FT (315.86 SQ M)

## Asking Rent

£30,000 per annum plus VAT.

## EPC

Available on request.

## VAT

VAT is applicable at the prevailing rate.

## Lease

The property is available on a new lease.

## Business Rates

The current Rateable Value of the property is £14,000 providing a rates liability of £6,986 Per annum. Qualifying businesses may be eligible for small business rates relief.

## Julien Kenny-Levick

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## Date of Preparation

03 May 2024