

# TO LET



RogerHannah

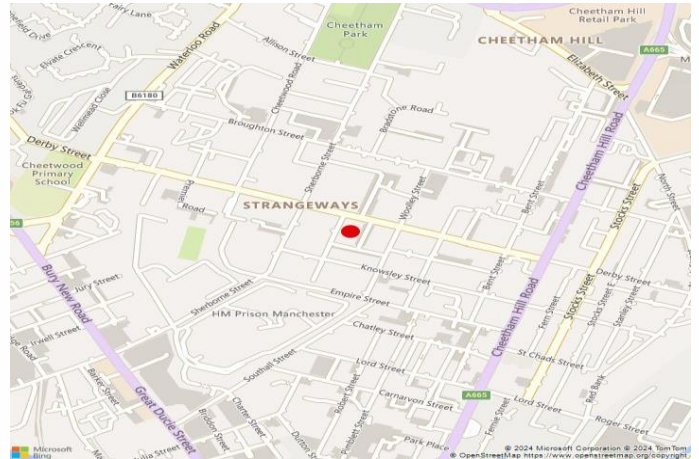


57A Derby Street, Cheetham Hill , Manchester, M8 8HW

Prominent Showroom/Warehouse  
5,575 Sq Ft (517.92 Sq M)

- Highly Prominent Position Close to Cheetham Hill Road
- Only 1 Mile from Manchester City Centre
- Rear Yard/Loading
- Suitable for a Variety of Uses
- Glazed Frontage





## Location

The property is situated on Derby Street which leads directly to 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).

The surrounding area has seen significant investment and development in recent years including Fort Retail Park, home to Argos, TKMax and Nike and the NOMA Estate, home to Co-Op HQ. Major developments are planned for the surrounding area in the coming months including last mile logistics and trade counter schemes.

Local amenities include retail, leisure, restaurants and Queen's Road Metrolink. Victoria Rail Station is within a short walk of the property.

## Description

The Property comprises a single storey showroom/warehouse/storage facility with glazed frontage under a part flat, part pitched roof.

Internally, the accommodation comprises open plan showroom/storage areas which are lit throughout. There is roller shutter loading access to the rear yard area which is accessed off Sherbourne Street. Both Male and female WC facilities are available plus a small kitchen.

The property is suitable for a number of uses and will appeal to Showroom/Cash & Carry/Warehouse sectors.

## Accommodation

5,575 SQ FT Gross Internal Accommodation.

## Asking Rent

£65,000 per annum plus VAT.

## Business Rates

The Rateable Value of the property is £49,750 providing a rates liability of £24,825 per annum.

## EPC

Available on request.

## VAT

VAT will be at the prevailing rate.

## Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

### Julien Kenny-Levick

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## Date of Preparation

22 July 2024