

FOR SALE

1,694 sq ft
(157.40 sq m)

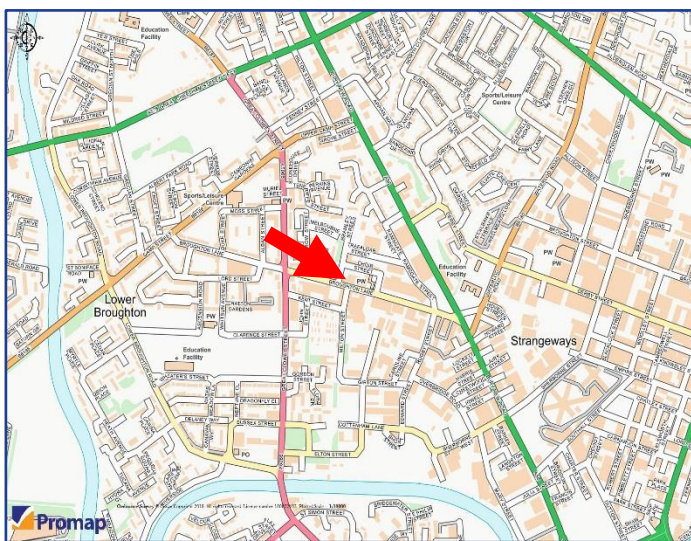
- Rare freehold opportunity
- Trade counter / retail showroom opportunity
- 2 storey including offices
- Close to Manchester City Centre



Wholesale Warehouse Premises

106 Broughton Lane
Salford
Manchester
M7 1UF





LOCATION

The property is located on Broughton Lane at its junction with Bramley Street, between Bury New Road and Great Clowes Street in the heart of Cheetham Hill's main wholesale trading area.

Manchester City Centre is situated approximately 1.5 miles to the south of the subject premises and access to the M60 Motorway is available via Junction 17 which is less than 5 miles to the north of the site.

DESCRIPTION

The property comprises a two storey warehouse / showroom facility.

SPECIFICATION

The property benefits from the following specification

- Rear access via double doors
- Return frontage
- 2 storey accommodation including showroom and office space
- Small kitchen
- Carpeted throughout

ACCOMMODATION

The property has the following gross internal floor area (GIA):

	Sq ft	Sq m
Ground Floor Warehouse	818	76.0
First Floor	876	81.4
Total	1,694	157.4

EPC

An Energy Performance Certificate is available upon request.

SERVICES

We understand that mains services are available to the property including three phase electricity, gas, mains water and drainage.

RATEABLE VALUE

The property is described as "Wholesale Warehouse and Premises" and has a current Rateable Value of £6,400.

We advise interested parties to make their own rating enquiries of the local Rating Department.

PLANNING

The property is currently used as a wholesale warehouse. We advise interested parties to make their own enquiries of Salford City Council.

TERMS

The property is available for sale freehold.

PRICE

Upon application.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.



FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

SAM RODGERS
 Surveyor
 07903 518044
 sam@daviesharrison.com

