

Longden & Cook Real Estate Limited
Chartered Surveyors
Victoria Buildings
9-13 Silver Street
Bury
BL9 0EU

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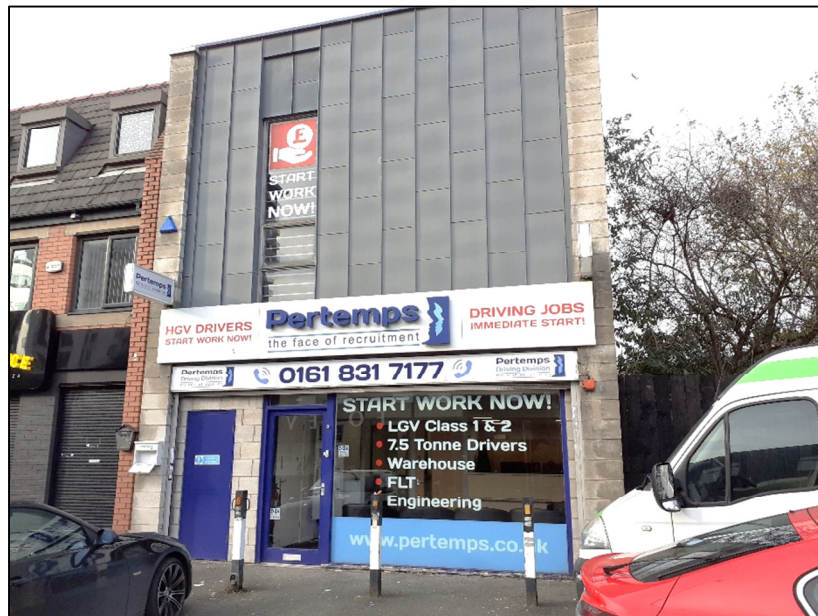


www.longdencook.com

For Sale

Office Investment
(Business not affected)

134m² (1,450sq ft)



67 Cheetham Hill Road, Manchester M4 4ES

- High quality office accommodation
- Trading as a recruitment agency
- Passing Rent £13,750pa
- Situated in Cheetham Hill which is in close proximity to Manchester City Centre
- Rateable value £10,500
- Self-contained rear yard area
- Long leasehold



Company No. 4623528
Registered in England & Wales
Registered Office: 9-13 Silver Street, Bury BL9 0EU

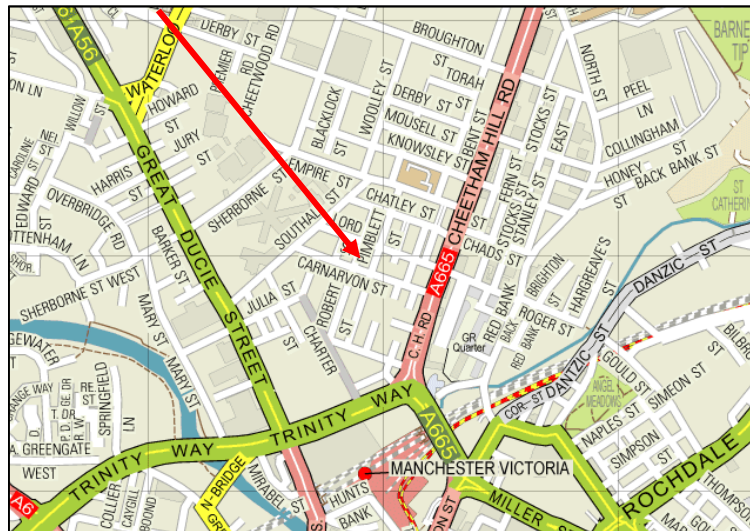
67 Cheetham Hill Road, Manchester

Description

The property comprises a modern, two-storey end of terrace office premises. It is currently let to a recruitment agency (business is not affected).

Location

Cheetham Hill is located within ½ mile from Manchester City Centre and a short walk to Manchester Arena and Victoria Station.



The property is located and directly accessed from Cheetham Hill Road with access also from Back Elsworth Street.

The immediate locality has a mixture of property types and uses, with the individual uses being wholesale and commercial/industrial operations, although there are many retail and office operations as well as car-parking sites.

Accommodation

Ground floor

Waiting room area leading into:
Open-plan office with:
Kitchen and WC facilities
Staircase leading to the first floor

First floor

Two separate meeting rooms/offices

External

Self-contained yard area.

Floor Areas

The net lettable floor area extends to 134m² (1,450sq ft) or thereabouts.

These measurements have been sourced from the Valuation Office Agency (VOA).

Services

All mains services are connected.

Air conditioning units are installed to the ground floor.

Rateable Value

£10,500.

Terms

Long Leasehold.

Lease details

£13,750pa + VAT (lease details available upon request)

Terms

Offers invited in excess of **£250,000 + VAT**.

Viewing

By appointment with this office on 0161 737 0111. Contact: Joe Ainscough
Email: ja@longdencook.com

Ref: 19/A204

Date: 27th November 2019.

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