

**72 SHERBORNE STREET,
MANCHESTER M8 8HU
TO LET - £32,000 P.A.**



**GROUND FLOOR INDOOR SHOWROOM/WAREHOUSE
WITH PARKING FOR 35 CARS INTERNALLY AND
EXTERNALLY
PROVIDING APPROXIMATELY 290.7 SQ.M. (3130 SQ.FT.).
PREMIUM PAYABLE OF £18,000**

DESCRIPTION

Ground floor indoor showroom or warehouse unit providing approximately 290.7 sq.m (3130 sq.ft.). Perimeter 3 phase power points. Fluorescent strip lighting throughout. Roller shutter loading door access to the side of the main warehouse plus separate pedestrian access. Range of windows to both the front and rear of the property providing additional light.

The showroom also benefits from a separate partitioned private office with viewing windows and a tiled area for display or meeting area.

WC

OUTSIDE

To the side of the property is a secure gated Tarmac forecourt providing parking for approximately 12 cars and access to the loading door and pedestrian entrance.

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of **£12,000 p.a.** The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

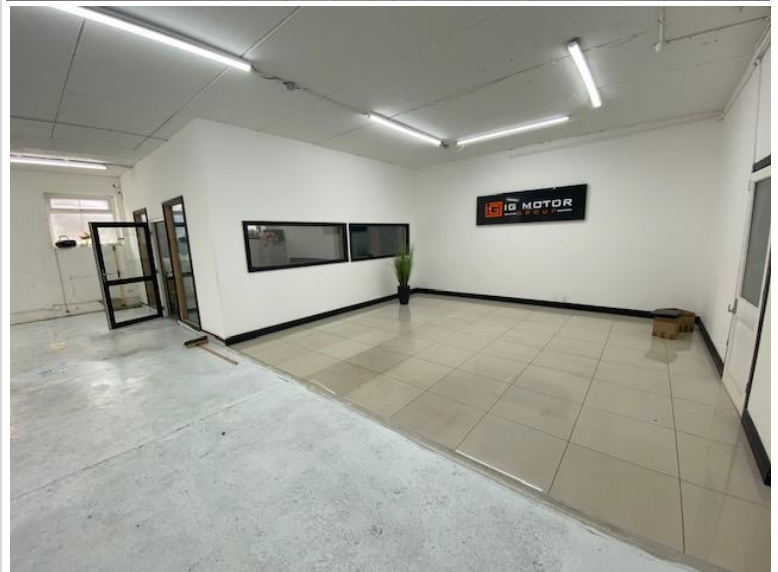
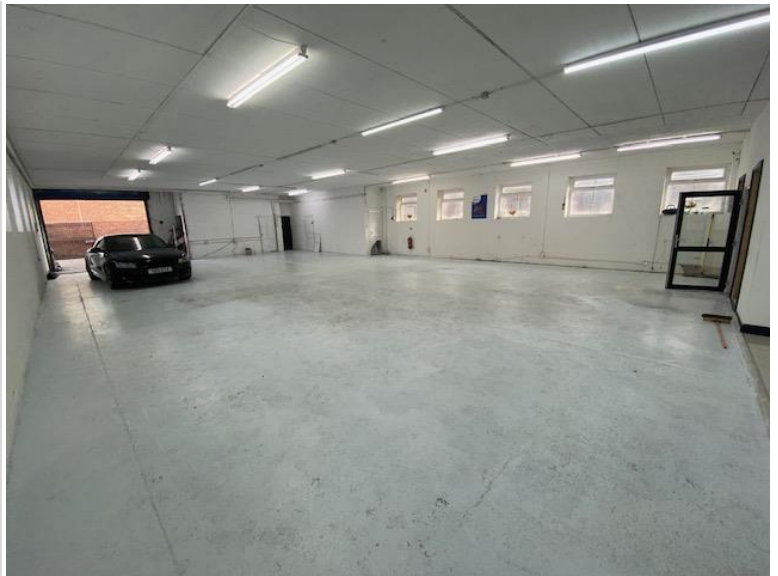
VIEWING

Strictly by appointment through the sole agent, Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available to interested parties.

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



AWAITING EPC