



CITRUS
COMMERCIAL CIRCLE



Ground Floor Retail / Showroom Premises To Let - Derby Street, Cheetham Hill, Manchester, M8

237 sq m - £2,666 PCM

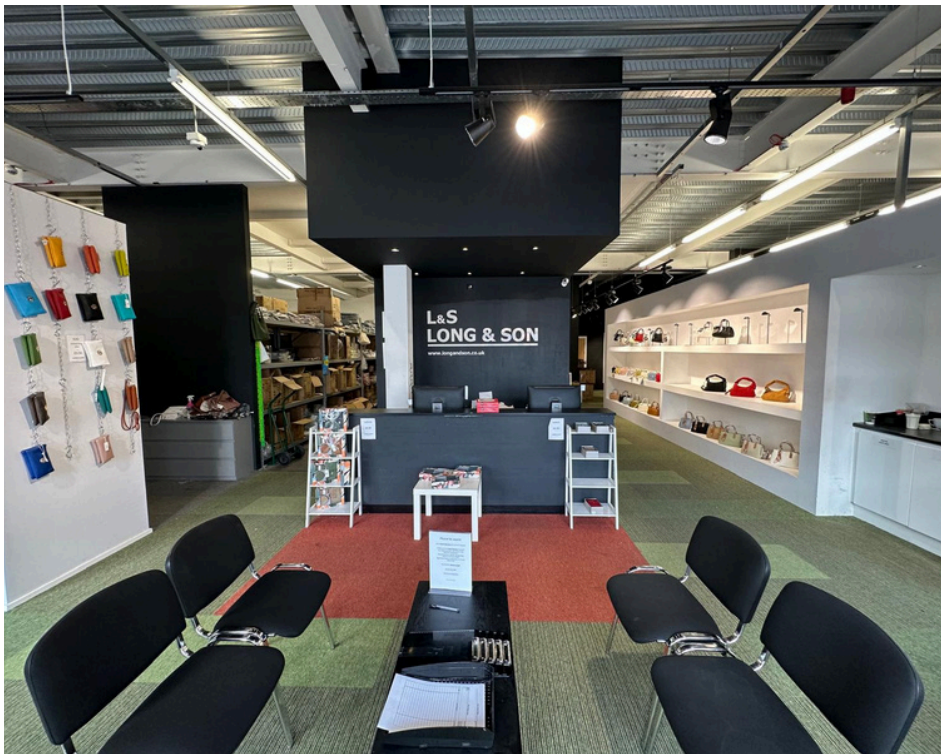
- Ground floor retail / showroom premises
- Located within Manchester Fashion Centre
- Prime Derby Street trading position
- On-site parking spaces
- Suitable for retail, wholesale, showroom or trade use
- Extensive showroom and display accommodation
- Roller shutter loading access
- Excellent natural light throughout
- Established commercial and fashion trading location

North Manchester Office: Atrium House, 574 Manchester Road, Bury, BL9 9SW
Central Manchester Office: 10 St John St, Deansgate, Central Manchester, M3 4DY

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Ground Floor Retail / Showroom Premises To Let - Derby Street, Cheetham Hill, Manchester, M8

An outstanding opportunity to lease a substantial ground floor retail and showroom premises located within the highly regarded Manchester Fashion Centre on Derby Street, Cheetham Hill.



The property occupies a prominent position within one of Manchester's most established wholesale and fashion trading destinations, benefitting from excellent visibility together with dedicated on-site customer and staff parking immediately outside the unit.

Internally, the accommodation has been fitted to a high standard and currently comprises a modern retail showroom with extensive display areas, fitted shelving, feature lighting and large glazed frontage creating excellent natural light throughout. The premises provide an attractive customer-facing environment suitable for a variety of retail, wholesale and trade occupiers.

To the rear and side sections, the unit benefits from extensive storage and operational accommodation with racking, stock rooms, packing areas and loading access, making the premises particularly well suited to businesses requiring a combination of showroom, retail, warehousing and distribution space.

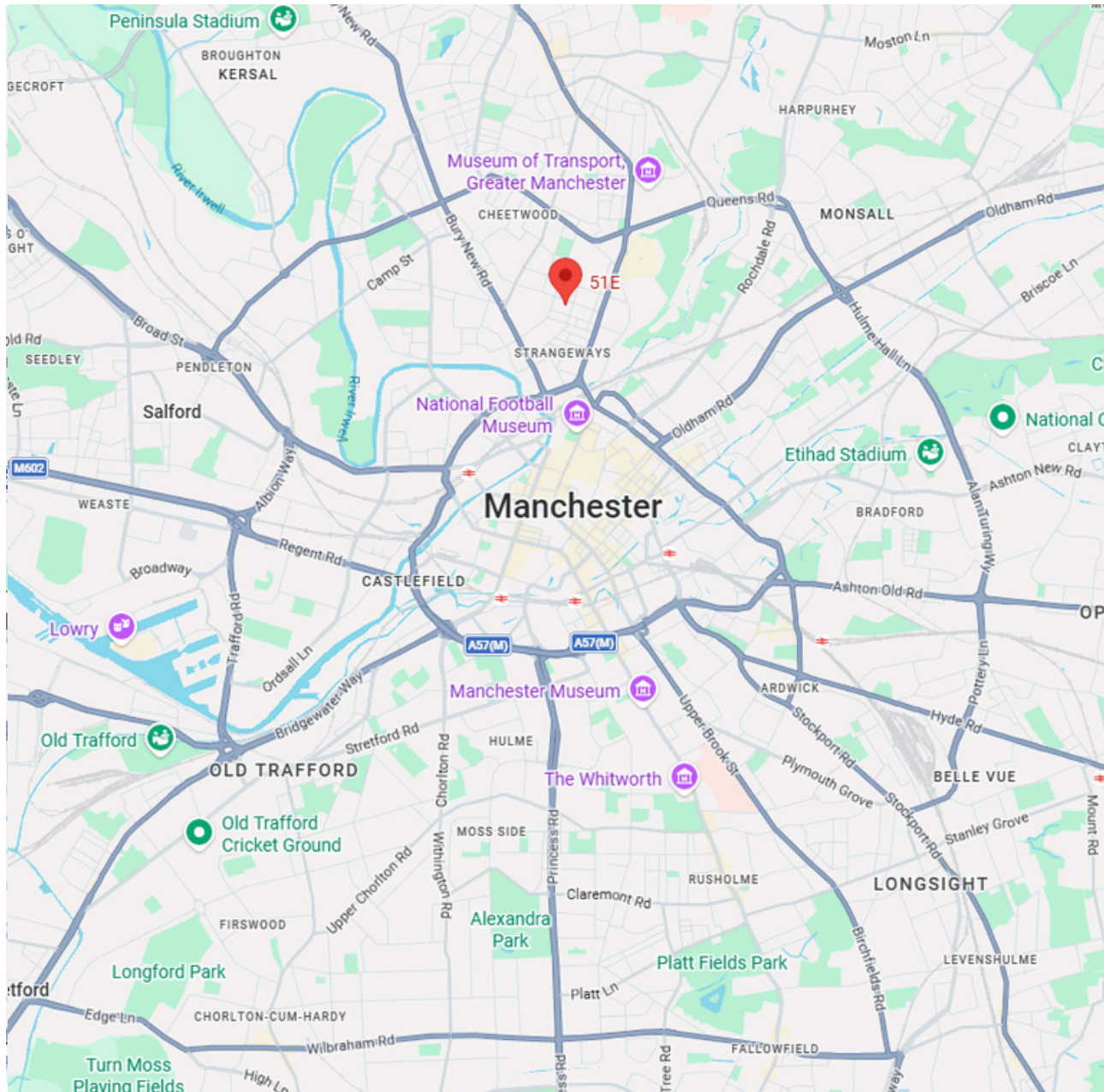
The property also features:

- Modern glazed shopfront
- Roller shutter access
- High ceilings with LED lighting
- Large open-plan showroom areas
- Extensive fitted shelving and display systems
- Rear storage and dispatch accommodation
- On-site parking spaces directly outside
- Excellent loading and operational functionality

The wider estate is home to a strong mix of fashion wholesalers, retailers, importers and trade operators, generating consistent business activity throughout the day. Derby Street and the surrounding Cheetham Hill area remain one of the North West's most established fashion and wholesale destinations, attracting traders and customers from across the UK.

Manchester city centre lies approximately one mile south, whilst the property also benefits from convenient access to the regional motorway network and public transport routes.





Location

Derby Street and the surrounding Cheetham Hill area remain one of the North West's most established fashion and wholesale destinations, attracting traders and customers from across the UK. Manchester city centre lies approximately one mile south, whilst the property also benefits from convenient access to the regional motorway network and public transport routes.

Viewings

Viewings by arrangement only.

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