



CITRUS
COMMERCIAL CIRCLE



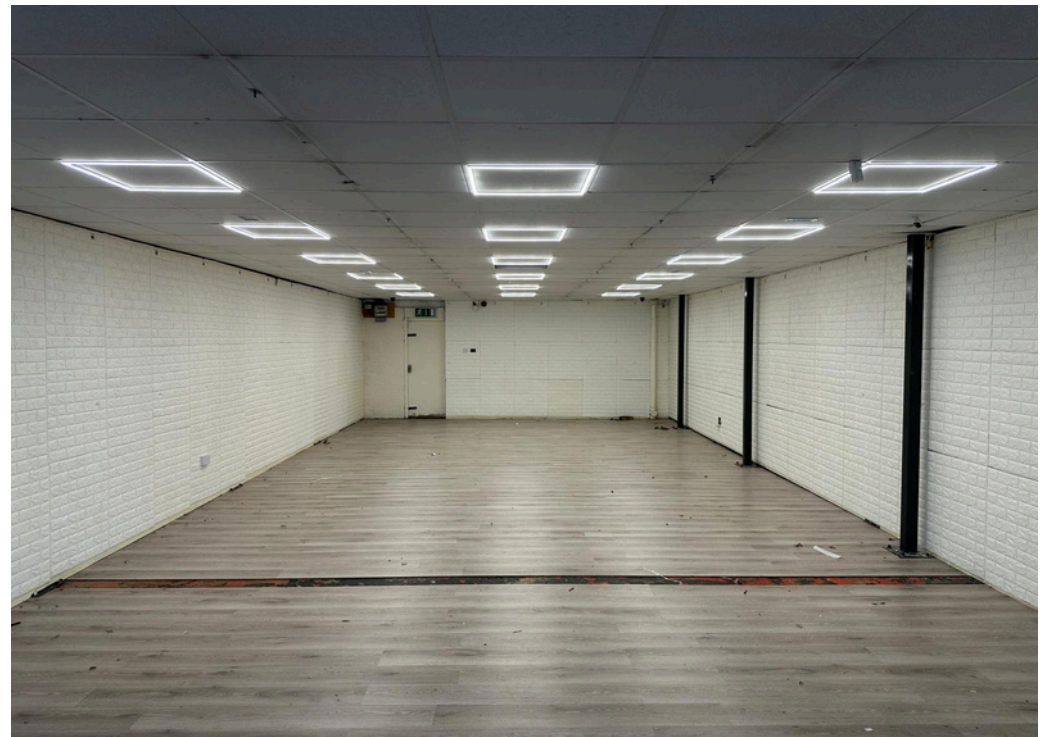
Broughton Street, Cheetham Hill, Manchester, M8

Commercial / Retail Unit – To Let £2,500 PCM

- Approx. 2,166 sq ft
- Ground and first floor accommodation
- Suitable for retail, showroom or wholesale use (STP)
- Located in Cheetham Hill commercial district
- Established trading location with strong footfall
- Flexible internal layout
- Close to Manchester city centre
- Good transport links and accessibility

Broughton Street, Cheetham Hill, Manchester, M8

An excellent opportunity to lease a well-positioned commercial / retail unit extending to approximately 2,166 sq ft, arranged over ground and first floors, located within the heart of Cheetham Hill's established commercial district.



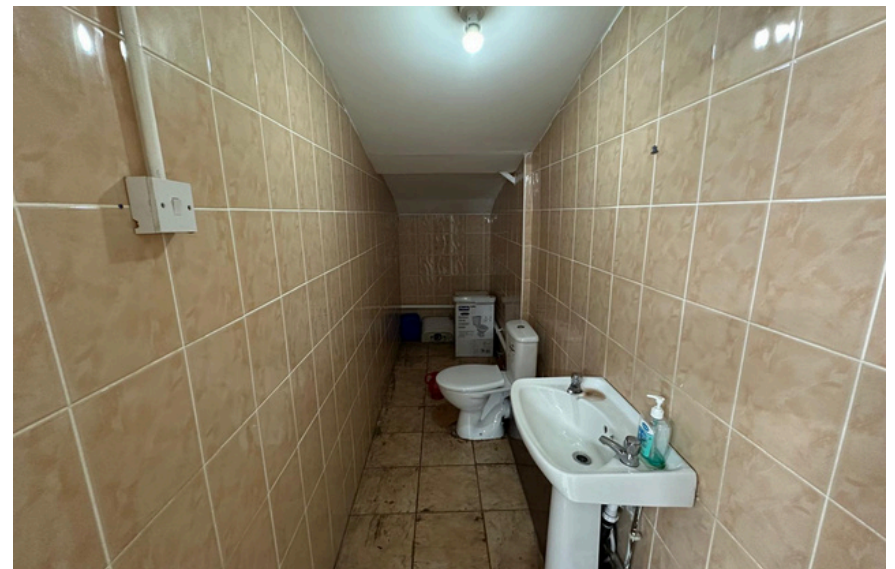
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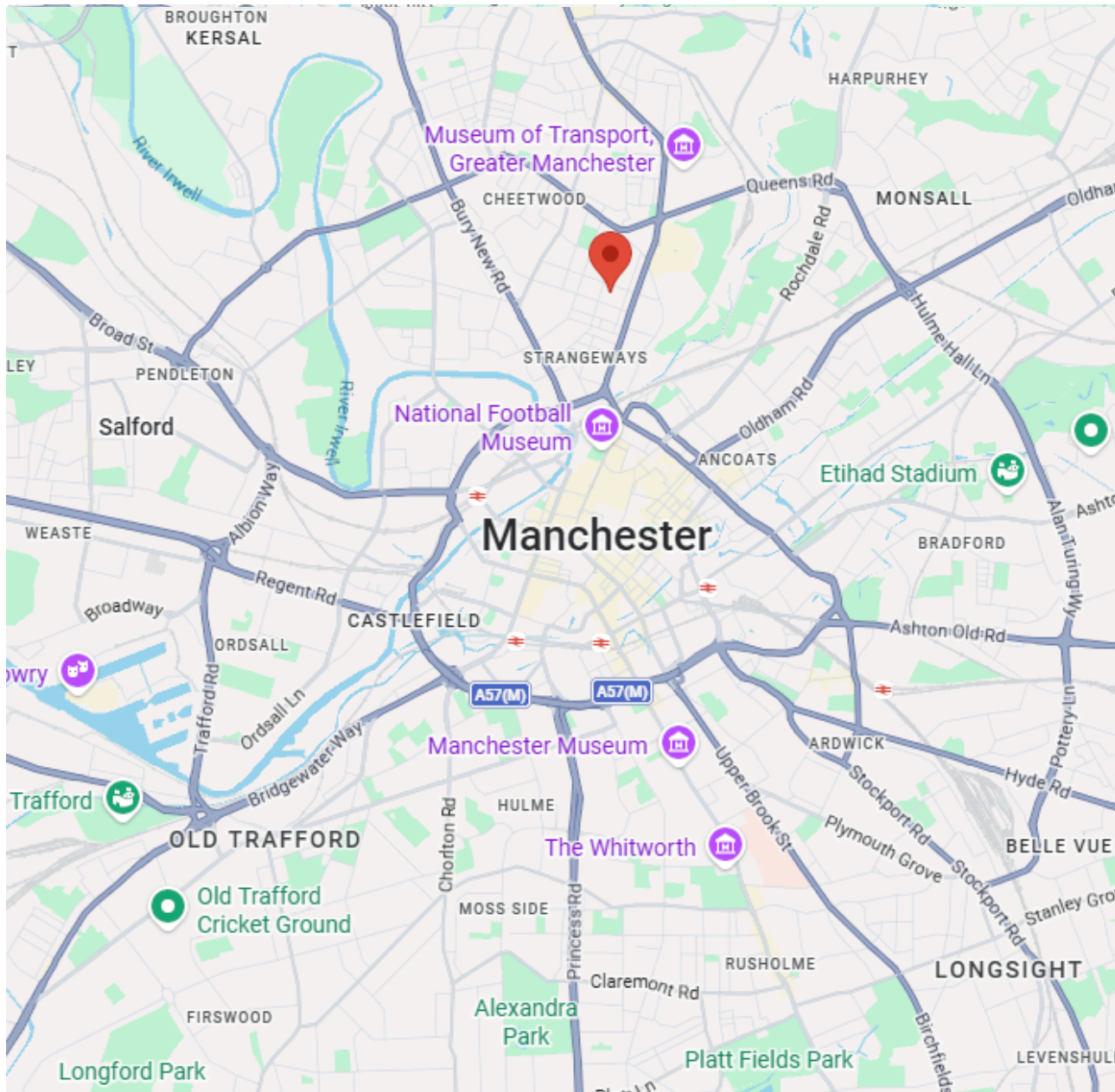
The property offers a flexible layout, with the ground floor providing main trading space and the first floor suitable for additional retail, showroom, office or storage use (subject to the necessary consents). The configuration makes it ideal for a range of occupiers including retail, wholesale, showroom or service-based businesses.

Situated on Broughton Street, the unit benefits from a busy trading environment with a strong mix of independent traders and established businesses, creating consistent footfall and demand in the area.

The property is located close to the main Cheetham Hill Road, providing direct access to Manchester city centre, approximately 1 mile to the south. The area is well served by public transport links, making it easily accessible for both customers and staff.

This represents a strong opportunity to secure flexible commercial space in a proven trading location.





Location

The property is located close to the main Cheetham Hill Road, providing direct access to Manchester city centre, approximately 1 mile to the south. The area is well served by public transport links, making it easily accessible for both customers and staff.

Viewings

Viewings by arrangement only.

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