



CITRUS

COMMERCIAL CIRCLE



Cheetham Hill Road, Manchester, M4

Large Commercial / Retail Unit To Let - £3,500 PCM

- Approx. 5,000 sq ft commercial / retail unit
- Suitable for a range of commercial uses (STP)
- High footfall and strong visibility
- Prominent street-facing frontage
- Prime Cheetham Hill Road location
- Secure gated rear yard with parking (approx. 15 cars)
- Electric roller shutters
- Close to Manchester city centre, AO Arena & Victoria

An excellent opportunity to lease a substantial commercial / retail premises extending to approximately 5,000 sq ft, prominently positioned on Cheetham Hill Road, one of North Manchester's busiest and most established trading locations.

The property offers a large open-plan layout with strong frontage, making it suitable for a wide range of uses including retail, showroom, wholesale, professional services or creative workspace (subject to the necessary consents). The unit also benefits from electric roller shutters, enhancing security and ease of operation.

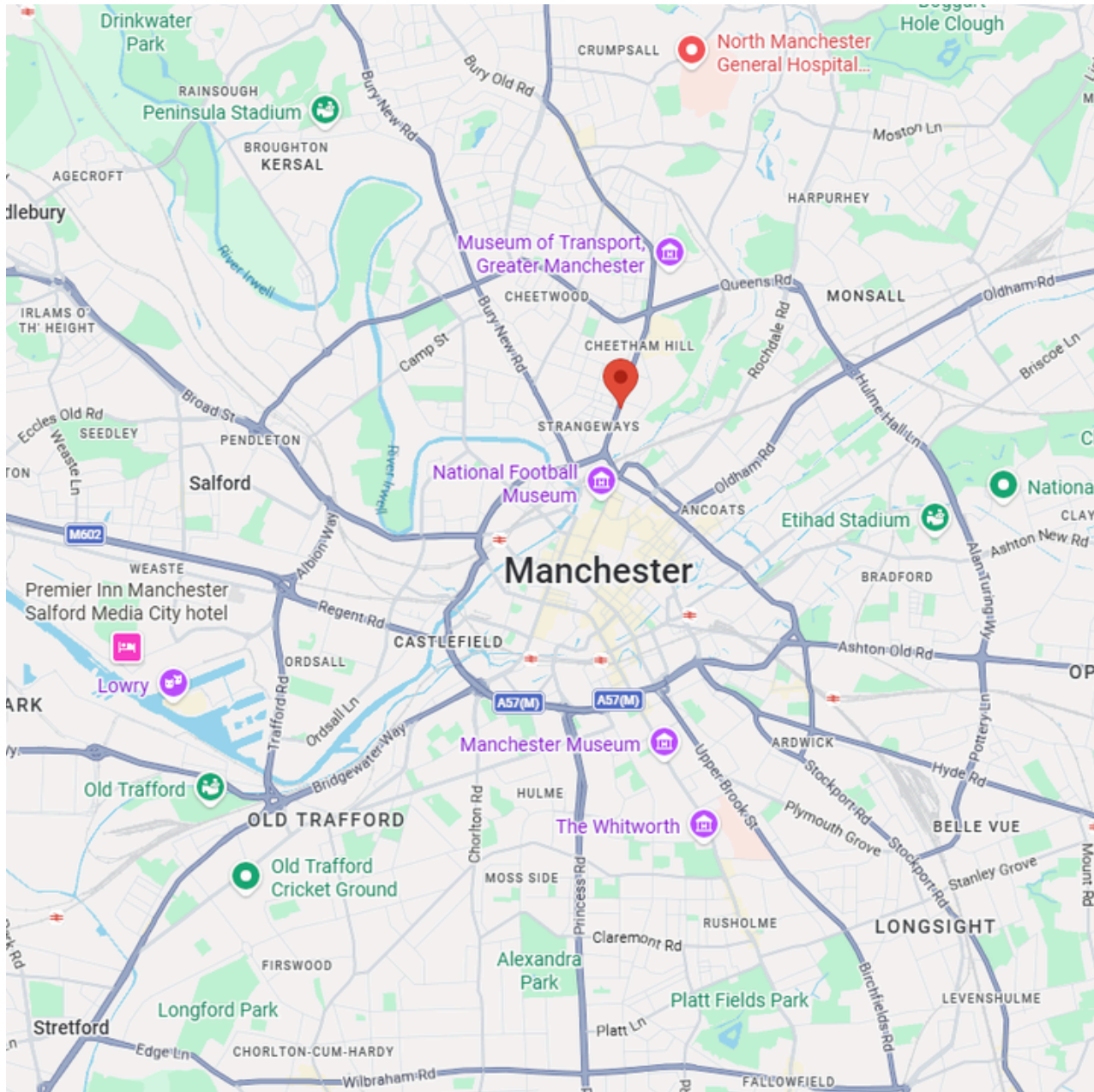
To the rear, the property benefits from a secure gated yard, providing valuable parking and loading space for approximately 15 vehicles, a rare feature in this location.

Situated within a well-established commercial hub just minutes from Manchester city centre, the property is close to key landmarks including the AO Arena and Manchester Victoria station. The surrounding area continues to evolve, attracting a mix of independent businesses, service operators and residential developments, contributing to strong footfall and visibility.

Located just off the A665 Cheetham Hill Road, the property benefits from excellent connectivity and is within easy reach of Manchester city centre, making it an ideal base for a variety of commercial occupiers.

This represents a rare opportunity to secure a large, well-located commercial unit with parking and flexible space in a thriving and well-connected part of Manchester.





Location

Situated within a well-established commercial hub just minutes from Manchester city centre, the property is close to key landmarks including the AO Arena and Manchester Victoria station. The surrounding area continues to evolve, attracting a mix of independent businesses, service operators and residential developments, contributing to strong footfall and visibility.

Viewings

Viewings by arrangement only.

Citrus Commercial Circle

0161 383 1806

info@citruscommercialcircle.co.uk

James Byrne

Senior Negotiator

07501 883220

David Smith

Senior Negotiator

07501 035218

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

0161 383 1806
info@citruscommercialcircle.co.uk