

**80 STAMFORD NEW ROAD
ALTRINCHAM, CHESHIRE WA14 1BS
FOR SALE - £325,000 plus VAT**



INVESTMENT OPPORTUNITY
**GROUND AND LOWER GROUND FLOOR RESTAURANT PREMISES
PROVIDING APPROX 115 SQ.M (1239 SQ.FT.)
LET ON A 9 YEAR LEASE FROM OCTOBER 2022 WITH
3 YEAR BREAK CLAUSES AND RENT REVIEWS
WITH CURRENT RENT PAYABLE OF £24,000 P.A.**

ENTRANCE

Aluminium glazed entrance door with full height window to the side providing a frontage of 5.2m leading through to

BAR/RESTAURANT (9.5m x 5.5m)

With hardwood flooring throughout and numerous inset down lighters and pendant lighting. Feature exposed brick walls. Built in bar with inset wash hand basins.

SEATING AREA (7.4m x 5.5m)

With hardwood flooring throughout and numerous inset down lighters and pendant lighting. Perimeter built seating. Fire escape. Door to

DISABLED WC

LOWER GROUND FLOOR

Vestibule with double wash hand basin, numerous ceiling lights. Doors providing access to

KITCHEN (4m x 3.6m)

Fully fitted commercial kitchen.

STAFF WC'S

STORE ROOM 1 (2m x 2m)

STORE ROOM 2 (3.1m x 2m)

OUTSIDE TO THE REAR

Providing a storage area for bins

LEASE TERMS

To be advised.

RATEABLE VALUE

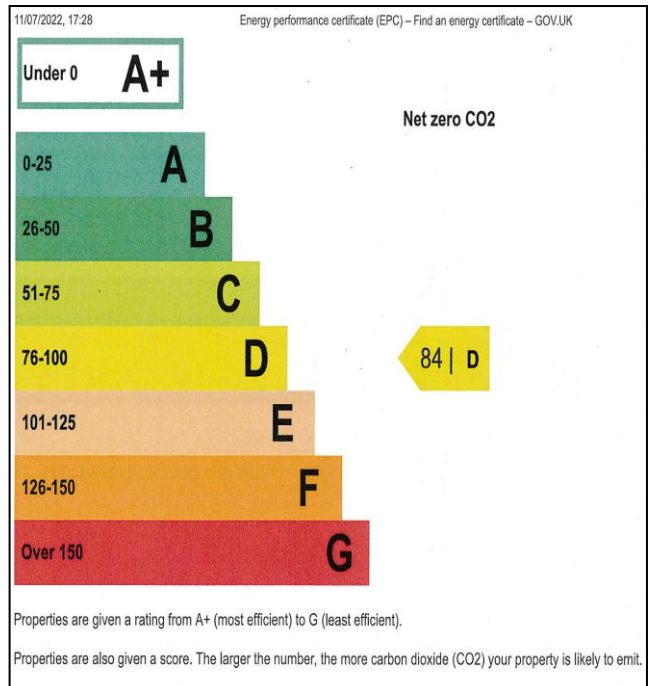
(Vendor pls confirm)

VIEWING

Strictly by appointment through the sole selling 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.