

ONE FOUR FIVE CAFÉ, 145 CHURCH ROAD
URMSTON, MANCHESTER M41 9ET



BUSINESS FOR SALE

£75,000

Including all fixtures, fittings and goodwill

**ESTABLISHED LICENSED CAFÉ BUSINESS FOR SALE ALONG
WITH NEW LEASE TERMS TO BE AGREED.
THE UNIT PROVIDES ACCOMMODATION OVER TWO FLOORS, GROUND
FLOOR DINING AREAS, PLUS PREPARATION AREA, KITCHEN, WC
AND GARAGE/STORE ROOM.
PROVIDING APPROXIMATELY 76.4 SQ.M (823 SQ.FT.)
TO FIRST FLOOR THERE ARE AN ADDITIONAL 4 OFFICE ROOMS.**

ENTRANCE

Paved forecourt leading to glazed entrance door leading through to

RETAIL/CAFÉ AREA (8.85m x 5.31m)

With windows overlooking the front of the property. Various pendant lights. Two central heating radiators. Built in bar with display shelves, counter with built in sink, draws and shelves below, glass storage and drinks fridges. Wooden tables with contemporary velvet chairs. Numerous power points. Vinyl flooring. Staircase to first floor to additional rooms. Doors leading through to



REAR PREPARATION AREA (5.42m x 3.5m)

With built in stainless steel sink set into worktop with white fronted wall units above and base units below. Storage shelving. uPVC double glazed window overlooking the side of the building. Various kitchen equipment, fridge and freezer. Numerous power points. uPVC double glazed window overlooking the rear of the property. Fluorescent strip ceiling lights.

KITCHEN (5.47m x 1.62m)

With built in 1½ bowl stainless steel sink set into run of wood effect worktop. White fronted base units and matching wall cabinets. Various work tops. Part tiled walls. Two uPVC double glazed windows overlooking the side and rear of the property. Door leading to the rear garden. Pendant down lighters. Various kitchen equipment. Numerous power points. Central heating radiators.



WC (1.55m x 1m)

WC, wall mounted wash hand basin, obscured double glazed window, baby changing facility, vinyl flooring and ceiling light.

FIRST FLOOR ACCOMMODATION - To the first floor are 4 individual rooms in addition to the ground floor café.

OUTSIDE

To the rear of the property there is an enclosed rear partially lawned garden with

GARAGE/STORE (7.5m x 2.9m)

OUTSIDE TO THE FRONT

To the front of the property there is a paved patio area with fenced perimeter providing an external dining area

FIXTURES AND FITTINGS LIST - (Available by separate request)

RATEABLE VALUE - £10,000 P.A.

HOURS OF BUSINESS - Currently Monday to Sunday 10:00am – 3:00pm (there is scope for the purchasers to increase opening hours)

VIEWING

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



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.