

## CULT BARBERS, 180 MONTON ROAD MONTON, ECCLES M30 9GA



### BUSINESS FOR SALE

£40,000

Including all fixtures, fittings and goodwill

**ESTABLISHED BARBERS FOR SALE ALONG  
WITH NEW LEASE TERMS TO BE AGREED.  
THE UNIT PROVIDES ACCOMMODATION OVER TWO FLOORS,  
GROUND FLOOR FITTED BARBER SHOP WITH WC FACILITIES.  
TO THE FIRST FLOOR ARE THREE OFFICE ROOMS, KITCHEN AND  
BATHROOM. ONE PARKING SPACE AVAILABLE.  
PROVIDING APPROXIMATELY 63.1 SQ.M (680 SQ.FT.)  
RENT PAYABLE OF £25,000 P.A**

## ENTRANCE

Full height display windows to the front and side of the property with the benefit of steel roller shutters to the front and side windows an entrance door leading through to

## RETAIL AREA (6.66m x 5.54m)

With windows overlooking the front and side of the property. Reception area with counter/storage cupboard. Suspended ceiling with feature LED lighting and spot lights. Five work stations with mirrors, shelving and barbers chairs. Air conditioning system. Wooden seating area. Blackout blinds. CCTV system. Numerous power points. Tiled flooring. Staircase to first floor to additional rooms. Doors leading through to

## WC

Wash hand basin set onto vanity unit with storage below. Fully tiled walls. Fitted mirror. Ceiling lights. Fully tiled walls and tiled flooring. Separate WC cubicle.

## FIRST FLOOR ACCOMMODATION

Accessed via a door from the front of the property leading through to an inner hallway and stairs to the first floor

## RECEPTION AREA

Hallway with suspended ceiling, panel lighting, wood flooring and power points.

## ROOM 1 (Pod Cast Room) (4.06m x 4.02m)

Large double glazed windows. Blinds. Suspended ceiling with panel lighting and air conditioning system. Numerous power points. Network points. CCTV. Fire alarm. Soundproof boards. Laminate flooring.

## ROOM 2 (5m x 2.46m)

## ROOM 3 (6.03m x 3.56m)

## KITCHEN (2.32m x 2.1m)

'L' shaped kitchen with matching wall and base units, stainless steel sink set into run of marble effect worktop. Tiled splash back. Washer and dryer. Double glazed window with security bars. Suspended ceiling with panel lighting. Power points. Vinyl flooring.

## BATHROOM

Wash hand basin with tiled splash back. Shower cubicle with glass door and electric shower. WC. Mirror. Ceiling lights. Chrome heated towel rail.

## RATEABLE VALUE – TBC

## TAKINGS – ON AVERAGE 3.5K PER WEEK

## LEASE TERMS – New lease terms to be agreed.

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available to interested parties.

## VIEWING

Strictly by appointment through the sole marketing agent, 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.