

**112-114 ASHLEY ROAD  
HALE, CHESHIRE WA14 2UN  
TO LET - £35,000 P.A.**



**FITTED RESTAURANT WITH ACCOMMODATION OVER  
GROUND FLOOR AND BASEMENT IN HALE VILLAGE  
MAIN RESTAURANT CURRENTLY PROVIDING 55 COVERS  
APPROX 208 SQ.M (2240 SQ.FT.)  
SUITABLE FOR RESTAURANT OR BAR**



**RESTAURANT AREA (104.3 sq.m)(1120 sq.ft.)**

With range of double glazed windows overlooking the front of the property. Ceiling mounted air conditioning system. Inset spot lights and down lighters. Emergency lighting. Built in bar complete with marble counter, display shelving, fixtures and fittings. Access to

**OPEN KITCHEN (6m x 3.1m)**

Fitted stainless steel hot plate display cabinet/counter, canopy, open grill and shelving below. uPVC window to the rear elevation. Power points. Flat glass sky light window. Inset spot lights. Tiled floor. Door leading through to the rear.

**SERVICE LIFT**

Providing service from ground floor kitchen to restaurant area

**DISABLED WC (2.03m x 1.52m)****GROUND FLOOR ACCOMMODATION**

With staircase from ground floor restaurant leading to inner hallway with doors leading to

**COMMERCIAL KITCHEN (40.6 sq.m )(437 sq.ft.)**

Comprising various stainless steel sink units, worktops, ovens, grill, stainless steel walls, shelving and canopy. Windows overlooking the rear. Tiled floor. Numerous power points. Range of fluorescent strip ceiling lights. Emergency lighting. Fire door. Door providing access to

**\*\*Please note that kitchen appliances are subject to availability.**

**STORE ROOM 1 (5.22m x 3.79m)**

Comprising walk in fridge, tiled floor, fluorescent strip ceiling lights, cupboard housing meters. Access to

**STAFF WC****STORE ROOM 2 (3.52m x 3.43m)**

Freezers. Tiled floor, fluorescent strip ceiling lights.

**MALE WC's**

WC and urinals, wash hand basin set onto vanity unit, mirror, tiled splash back, tiled flooring, extractor fan, hand dryer, spot lights and inset down lighters.

**FEMALE WC's**

WC's, wash hand basins set onto vanity unit, mirror, tiled splash back, tiled flooring, hand dryer, extractor fan, spot lights and inset down lighters.

**RATEABLE VALUE - £60,500 per annum**

**VIEWING**

Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555

**EPC TO BE ADDED**

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.