

## **DELMAR LOUNGE BAR 15-17 CROFTS BANK ROAD, URMSTON M41 0TZ**



**LEASE & FIXTURES AND FITTINGS FOR SALE**

**£90,000**

**LEASE AND FIXTURES/FITTINGS FOR SALE WITH  
RENT PAYABLE OF £40,000 P.A.  
THE GROUND FLOOR ACCOMMODATION COMPRISES  
LOUNGE AND DINING AREA, FITTED BAR, LARGE  
COMMERCIAL KITCHEN AND MALE & FEMALE WC'S  
OFFERING A TOTAL AREA OF 137.3 SQ.M. (1478 SQ.FT.).**



Restaurant/Bar premises situated along Crofts Bank Road in Urmston town centre surrounded by other bars and restaurants.

The ground floor premises comprises bar area, large restaurant with a range of seating, fully fitted commercial kitchen and male & female WC's.

The business is available along with an assignment of lease for a term of 7 years with a rent payable of £40,000 p.a.

#### **RESTAURANT – 85.9 SQ.M. (925 SQ.FT.)**

With fitted bar, sound system, display fridges, lighting and lit display shelves, bar counter and bi-fold doors to the front elevation. A range of table and chairs throughout. Laminate flooring.

#### **COMMERCIAL KITCHEN (9.9m x 3.7m)**

With range of fluorescent strip ceiling lights. Various stainless steel work benches with double stainless steel sink unit. Stainless steel oven and cooker. Hot plate. Stainless steel canopy. Stainless steel shelving and walls. Tiled floor. Pot wash area. Rear store.

#### **MALE WC (3.52m x 1.72m)**

#### **FEMALE WC (3.2m x 2.7m)**

**LEASE TERM** – Assignment of lease for a term of 7 years with rent payable of £40,000 p.a.

#### **FIXTURES AND FITTINGS LIST**

(Available by separate request)

#### **LICENCED HOURS (10am – 12 midnight)**

**TAKINGS** – In the region of £10,000 per week. Accounts can be provided.

#### **RATEABLE VALUE - £19,250 P.A.**

#### **VIEWING**

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

#### **ENERGY PERFORMANCE CERTIFICATE**

Current Rating C

Certificate number: 6598-2451-3397-8995-9198

The full EPC can 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