

CHERRY TREE, 309 HALE ROAD, HALE BARNES WA15 8SS



BUSINESS FOR SALE - £85,000
Including all fixtures, fittings and goodwill

**ESTABLISHED CHINESE RESTAURANT FOR SALE TO
INCLUDE FIXTURES, FITTINGS AND GOODWILL.
APPROX 128 SQ.M (1,378 SQ.FT.)
WITH RENT PAYABLE OF £18,750 P.A.
WITH NEW LEASE TERMS TO BE AGREED.**

ENTRANCE

With concrete steps leading to wooden framed door with window to the side leading through to

RESTAURANT AREA (10.2m x 5.2m)

Ground floor open plan restaurant with seating area to the right hand side. Modern beech wood seating area. Bay window to the front. Fish tank in the middle dividing the restaurant and waiting area. There is a bar located to the left of the premises which is fully fitted. Washing facilities. Shelving.

PREPARATION ROOM (4.6m x 1.8m)

Comprising of storage units. Preparation area. Various cabinets.

KITCHEN (6.6m x 4.6)

Kitchen area with 2 x double stainless steel sink units. Extractor fan. Fluorescent strip lighting. Various ovens and fryers

REAR STORE ROOM 1 (5m x 1.9m)

With fridge. Shelving. Fluorescent strip ceiling lights. Fire escape to the rear.

FIRST FLOOR RESTAURANT AREA (5.2m x 3.9m)

With seating area. Two double central heating radiators. Down lighters. Air conditioning. Suspended ceiling. Carpeted throughout. With walk through to

MALE WC (2.2m x 1.6m)

FEMALE WC (1.2m x 2.7m)

BALCONY AREA

Could be used as a roof terrace.

STORE ROOM 2 (1.2m x 2.7m)

OUTSIDE TO THE REAR

Bin storage.

LEASE TERMS – Rent £18,750 p.a. with new lease terms to be agreed.

TAKINGS per week (to be confirmed).

FIXTURES AND FITTINGS

(Available by separate request)

RATEABLE VALUE

£19,250

HOURS OF BUSINESS (to be confirmed)

VIEWING

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



AWAITING EPC

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.