

61 SCHOOL ROAD SALE, CHESHIRE M33 7YF



BUSINESS FOR SALE

£30,000

Including all fixtures, fittings and goodwill

**ESTABLISHED DESSERT SHOP BUSINESS FOR SALE.
PRIME LOCATION IN SALE TOWN CENTRE WITH COUNCIL
APPROVED OUTDOOR SEATING.**

**OFFERING APPROXIMATELY 73 SQ.M (786 SQ.FT.)
PLUS REAR PREPARATION AREA & WC.
AVAILABLE ON NEW LEASE TERMS AT £22,000 P.A.
ADDITIONAL DESIGNATED BASEMENT STORAGE.**

ENTRANCE

With the benefit of electric steel roller shutter. Glazed entrance door with full height display window to the side providing a frontage of **4.6m** leading through to

RETAIL/SEATING AREA (11.9m x 4.6m)

With the benefit of fully tiled floors and walls. False ceiling with inset lighting. Wall mounted sink unit. Perimeter power points with step to

REAR KITCHEN AREA (4.1m x 4m)

With range of fluorescent strip ceiling lights. Wall mounted stainless steel sink with additional wash hand basin. Fire exit. Floor hatch providing access to basement storage and staircase leading to

WC (1.9m x 1m)

WC with ceiling light and air extractor.

BASEMENT

Additional dedicated storage space available.

OUTSIDE TO THE FRONT

To the front of the property there is a Council-approved outdoor seating area.

OUTSIDE TO THE REAR

To the rear of the property there is an enclosed rear yard accessed via John Street which leads to a shared car park and area for storage of bins.

LEASE TERMS – New lease terms to be agreed with rent payable of £22,000 p.a.

FIXTURES AND FITTINGS LIST

(Available by separate request)

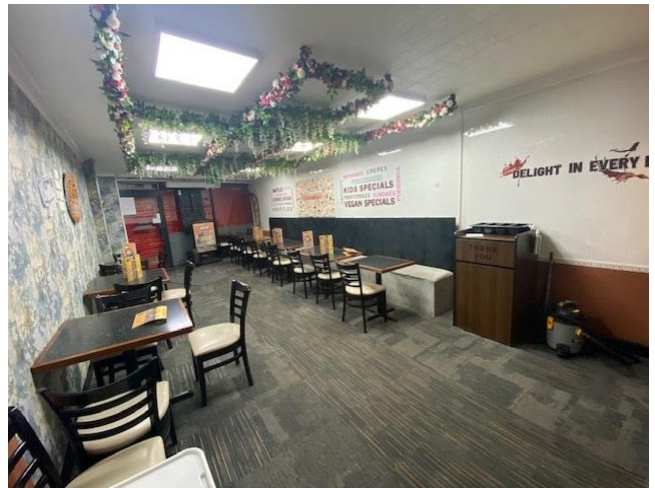
RATEABLE VALUE – The property is currently listed on the Valuation Office website as having a rateable value of **£10,500** with the appropriate business rates multiplier to be applied for the business rates payable.

HOURS OF BUSINESS

Monday to Wednesday 5.00pm – 11:30pm
Thursday 3:00pm – 11:30pm
Friday/Saturday/Sunday 2:00pm to 11:30pm

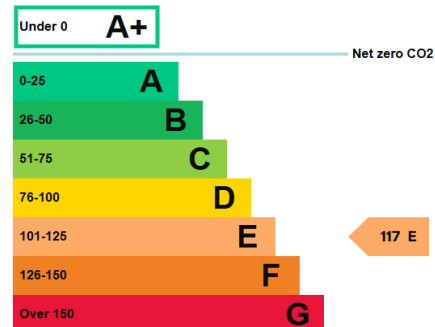
VIEWING

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



Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

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.