thomas - willmax

To make an appointment please call: $0161 \ 905 \ 3555$

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

THE GALLERY, 44 BROOK ROAD, URMSTON, M41 5RY



FITTED CAFE WITH PREMIUM PAYABLE - £25,000 Including fixtures and fittings

FITTED LICENCED TEA ROOM AND BAR AVAILABLE. GROUND FLOOR PROVIDING FITTED BAR, LARGE SEATING AREA, COMMERCIAL KITCHEN, WC'S AND BEAUTIFUL REAR COURTYARD GARDEN PROVIDING ADDITIONAL SEATING. WITH RENT PAYABLE OF £20,000 P.A PROVIDING APPROXIMATELY 110.8 SQ.M (1193 SQ.FT.)

TEL: 0161 905 3555 FAX: 0161 905 3999 info@thomaswillmax.co.uk www.thomaswillmax.co.uk

ENTRANCE

Covered entrance porch with ornate hardwood central entrance door, feature tiling, stained-glass feature windows and full height hardwood bifolding display windows to each side providing a frontage of **6.2m.** Area for external display or additional seating. Leading through to

RETAIL/SEATING AREA (9m x 6.2m)

Feature brick wall, wooden floor boards, solid wood fitted bar with ornate glass fronted display cabinets, display fridges, shelving and lighting. Range of pendant lighting. Various furniture including tables, chairs, storage cabinets and sofas. Feature fireplace door through to

REAR SEATING AREA (5.3m x 5.1m)

Two windows to the rear elevation. Range of pendant lights, track lights and wall lights. Tiled floor. Central heating radiator. Various furniture including tables, chairs, storage cabinets and sofa. Doors leading to

KITCHEN/STORAGE AREA (6.6m x 2.9m)

Comprises stainless steel sink unit set into run of worktop with range of beech fronted base units below. Various shelving and racking units. Window to the rear elevation. Inset spot lights. Vinyl flooring. Central heating radiator. Door leading through to

WC

Double opening hardwood feature doors leading to WC with pedestal wash hand basin, baby change facility, ornate cabinet, part tiled walls, electric hand dryer, central heating radiator, tiled floor and track ceiling lights.

OUTSIDE

Large cobbled courtyard garden with perimeter brick wall and mature trees. Wooden bench seating. Various tables and chair.

FIXTURES AND FITTINGS

Fully fitted tea room and bar with full list of fixtures and fittings available upon request.

LEASE TERMS – New lease terms to be agreed at £17,000 p.a.

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of $\pounds 9,800$ p.a.

VIEWING

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

ENERGY PERFORMANCE CERTIFICATE

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 not 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.