

## 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.)**



## ENTRANCE

Covered entrance porch with ornate hardwood central entrance door, feature tiling, stained-glass feature windows and full height hardwood bi-folding 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 £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.

