

**CORNER CAFÉ, 180 CROSS STREET**  
**SALE M33 7AG**



**BUSINESS FOR SALE**  
**£30,000**

**Including all fixtures, fittings and goodwill**

**LONG ESTABLISHED CAFE BUSINESS FOR SALE  
WITH INCOME PROVIDED FROM FIRST FLOOR FLAT.  
FITTED CAFÉ WITH KITCHEN  
OFFERING APPROXIMATELY 43.3 SQ.M (466 SQ.FT.).  
PLUS EXTERNAL STORE AND WC.  
AVAILABLE ON NEW LEASE TERMS TO BE AGREED.**

## ENTRANCE

Hardwood entrance door with the benefit of external steel roller shutter and display windows to both sides leading through to

## RETAIL AREA (7.5m x 4.6m)

Split level retail/dining area with windows to the front and side of the property. Further bay window to the rear side. False ceiling with inset lighting. Fitted counter with storage below. Bench seating, Range of tables and chairs. Vinyl flooring throughout. Central heating radiators. Doorway leading through to

## KITCHEN (3.8m x 2.2m)

To the rear of the retail area is the kitchen/preparation area comprising double stainless steel sink unit set into worktop. Stainless steel canopy. Electric hot plate, fryers, Bain Marie's, and stainless steel shelving. Space for free standing fridges and freezers. Built in storage cupboards. Door leading to

## OUTSIDE

To the rear of the property is an enclosed rear yard with space for storage of bins plus external staircase leading to the first floor flat. Doors leading to

## EXTERNAL STORE (2.7m x 2.1m)

Secure store room with power and lighting. Space for fridge and chest freezer. Additional prep area. Built in shelving.

## WC

**LEASE TERMS – New lease terms to be agreed with rent payable of £16,800 p.a.**

## FIXTURES AND FITTINGS LIST

(Available by separate request)

## BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of **£6,700 p.a.** The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

## HOURS OF BUSINESS

**Monday – Sunday – 8:00am – 1:45pm (There is scope for the purchasers to increase the hours along with potential to add outside catering and deliveries)**

**TAKINGS** - Approximately £3,000 per week.

## VIEWING

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

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will 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 himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.