

SERENDIPITEA CAFÉ 117 WASHWAY ROAD, SALE M33 7TY



BUSINESS WITH FIXTURES & FITTINGS FOR SALE - £45,000 (VENDOR OPEN TO SENSIBLE OFFERS)

AN EXCELLENT OPPORTUNITY TO ACQUIRE A WELL-ESTABLISHED DAYTIME CAFÉ IN A BUSY AFFLUENT SOUTH MANCHESTER LOCATION. THE BUSINESS IS IDEAL FOR A FIRST-TIME CAFÉ OWNER OR HANDS-ON OWNER OPERATOR SEEKING STRONG INCOME WITH OUTSTANDING WORK-LIFE BALANCE. LOW OVERHEADS. OPTION TO EXTEND OPERATING HOURS & APPLY FOR AN ALCOHOL LICENCE. SITUATED ON A BUSY ARTERIAL ROAD WITH GOOD VISABILITY. GROUND FLOOR ACCOMODATION WITH LARGE BASEMENT FUNCTION ROOM. OFFERING A TOTAL OF 49.6 SQ.M. (534 SQ.FT.). WITH A LOW RENT PAYABLE OF £9,000 P.A.

Serendipitea & Coffee is situated along Washway Road, close to the junction with Marsland Road surrounded by residential properties, offices and other high street retail stores.

The fully fitted premises comprises of a large seating area, fitted display counter, rear preparation kitchen and WC to the ground floor with an additional basement room ideal for additional dining or private events.

The business is available to purchase along with a new lease to be agreed and a low rent payable of £9,000 p.a.

GROUND FLOOR

RETAIL/CAFE AREA (10.5m x 3.2m)

A well-presented seating area with a frontage of 3.2m range of spot lights, ceiling fan and pendant lighting, panelled walls, laminate flooring, display counter with preparation area, stainless steel sink, coffee bar, display menu blackboards, shelving and under counted storage.

KITCHEN/STORAGE AREA (3.4m x 1.6m)

Comprises stainless steel sink unit set into run of worktop with range of white fronted base units below and matching wall units above. Integrated electric oven and gas hob. Fluorescent strip ceiling light. Vinyl flooring.

WC's

BASEMENT

PRIVATE FUNCTION ROOM (6.3m x 4.2m)

Large basement room ideal for additional seating, private functions, children's play area with bench seating, laminate flooring and spotlights.

OUTSIDE

To the front is a paved area ideal for additional tables & chairs and to the rear of the property are 2 car parking spaces.

BUSINESS HOURS

Monday to Saturday 8:00am to 14:00pm
(Opportunity to extend opening hours between 7:00am & 6:00pm)

TURNOVER - £3,000 to £3,500 per week

BUSINESS RATES

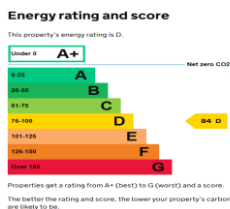
The property is currently listed on the Valuation Office website as having a rateable value of £9,300 p.a. The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

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 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.

FOR SALE - SERENDIPTEA AND COFFEE



Thriving Local Business – Fully Equipped & Ready to Run

Step straight into ownership of a well-established shop with a loyal customer base, prime location, and strong reputation in the community. This is a *turnkey* opportunity — everything you need to succeed is already in place.

Highlights:

- **Proven Profitability:** Consistent sales and repeat customer's year after year.
- **Prime Position:** High-visibility location with strong foot traffic.
- **Fully Equipped:** Quality fixtures, equipment, and stock included — no need for costly setup.
- **Strong Brand Presence:** Well-maintained online profiles and social media following.
- **Room to Grow:** Opportunities for online sales, new product lines, or extended opening hours.

Why You'll Love It:

This shop isn't just a business — it's a lifestyle. Flexible working hours, direct community connections, and the satisfaction of running something with a solid foundation. Perfect for an owner-operator or as a strategic expansion for an existing business.

Included in Sale:

- Supplier contacts & established accounts
- All fixtures, fittings, and current inventory

This is your chance to own a respected, profitable business without the stress of starting from scratch.

Serious inquiries only — make the move today and take over before the busy season begins.

For all enquiries contact:

Thomas Willmax 0161 905 3555

**189 Washway Road
Sale
M33 4AH**

放盤 - SERENDIPITEA AND COFFEE

營運中嘅社區旺舖 — 全盤設備，即買即經營

而家只需要£55,000，您可以直接接手一盤已經上咗軌道嘅生意：擁有固定熟客、舖頭位置方便、仲喺區內建立咗良好口碑。呢個係一個「交匙」方案—所有嘢都為您準備好，馬上可以開業。



盤口優勢：

收入穩定：生意額同客源年年都保持到，有錢賺。

位置優越：舖頭當眼，附近人流量多。

全盤裝備：包括所有靚裝修、傢俬、器材同存貨，慳返一大筆開張成本。

已有名氣：網上平台同社交媒體帳戶已經經營得有聲有色，有班客跟開。

有得發揮：可以發展網購、加賣新產品、或者延長營業時間，增加收入。

點解你會鍾意：

呢間唔單止係一盤生意，更係一種理想嘅生活模式。工作時間自己話事，同街坊建立關係，享受經營一盤穩陣生意嘅成就感。好適合想親手打理生意嘅老闆，或者係想擴充業務嘅現有商家。

賣盤包括：

(1) 供應商聯絡同已建立嘅帳戶 同埋 (2) 所有裝修、固定設施同現有存貨

機會難得，您可以直接做老闆，接手一盤有盈利、有口碑嘅生意，完全唔使由零開始咁辛苦。

誠意查詢，請即行動，趕喺旺季前接手。

查詢請聯絡：

Thomas Willmax
01619053555
189 Washway Road
Sale M33 4AH

