

SERENDIPITEA CAFÉ **117 WASHWAY ROAD, SALE M33 7TY**



FIXTURES AND FITTINGS FOR SALE **£69,000**

**ESTABLISHED INDEPENDENT CAFÉ BUSINESS
WITH FIXTURES & FITTINGS FOR SALE
GROUND FLOOR ACCOMODATION WITH LARGE
BASEMENT FUNCTION ROOM.
OFFERING A TOTAL AREA OF 49.6 SQ.M. (534 SQ.FT.).
WITH A 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 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 spot lights.

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 14:30pm

Sunday 9:00am to 14:00pm

(Opportunity to operate between 7:00am & 6:00pm)

BUSINESS RATES - Rateable value **£6,800** p.a.

VIEWING

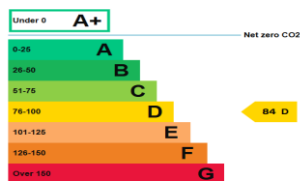
Strictly by appointment through the sole marketing agents, Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE

The full EPC can be made available to interested parties.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.



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.