

**34a CRAVEN ROAD
BROADHEATH, ALTRINCHAM WA14 5JD
FOR SALE - £160,000**



**GROUND FLOOR RETAIL UNIT
CURRENTLY A FULLY FITTED CHIPPY
OFFERING APPROX 32.7 SQ.M. (352 SQ.FT.).
PARKING TO THE FRONT & SMALL REAR YARD.
DETACHED SINGLE GARAGE**

DESCRIPTION

A fantastic opportunity to acquire this Fish and Chip shop which recently closed but has been established for over 25 years. The unit is fully fitted with a three pan fryer, separate preparation room and store room.

It is positioned in the centre of Broadheath and surrounded by a large residential area, numerous business parks, along with Waitrose, Asda and Altrincham Retail Park being within walking distance.

ENTRANCE

Hardwood entrance door leading through to

RETAIL AREA (4.6m x 3.6m)

With hardwood glazed window overlooking the front of the property. Fully tiled walls. False ceiling with inset lighting fitted with a counter and various equipment. Numerous power points and door providing access to

REAR KITCHEN (2.7m x 2.4m)

Fitted with a double stainless steel sink, extractor hood, various ovens and work area. Tiled floor, Part stainless steel clad and tiled walls. Obscured uPVC double glazed window. Door leading through to

REAR STORE (5m x 1.5m)

Obscured uPVC double glazed window. Fluorescent strip ceiling light. Tiled floor. Door leading through to

WC

WC with wall mounted wash hand basin. Tiled walls. Shower. Ceiling light. Obscured uPVC double glazed window.

REAR YARD

Accessed from the back door or double gates to the side of the property. Area for bin storage and access to the

DETACHED SINGLE GARAGE

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of **£4,350 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 selling agent, Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available to interested parties.



EPC TO BE ADDED

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.