

5 THE CROSS, **LYMM, CHESHIRE WA13 0HR**



GIFT SHOP & OUTDOOR LICENCED COFFEE GARDEN WITH
PREMIUM PAYABLE - £60,000

Including fixtures and fittings

**GIFT SHOP BUSINESS WITH BEAUTIFUL REAR GARDEN
LICENCED TO SERVE COFFEE & ALCOHOL.
WITH ACCOMMODATION OVER THREE FLOORS
PLUS BASEMENT STORAGE.
RENT PAYABLE OF £16,000 P.A. ON NEW LEASE TERMS.
IN TOTAL PROVIDING APPROX 75 SQ.M (807 SQ.FT.).**

Licensed premises, currently operating as a shop and garden cafe, with potential for further development. Whole lease for sale or potential options to separate the licensed hospitality and shop offer. Current lease holder is open to consider a range of options to develop this prime site with huge business potential.

GROUND FLOOR

ENTRANCE

Hardwood entrance door with full height display window to the side providing a frontage of **4.3m**. Leading through to

RETAIL AREA (5.2m x 4.3m)

Ground floor retail area with window to the front elevation, laminate flooring, range of pendant lighting, rear staircase providing access to the first floor and further door leading to fire escape

FIRST FLOOR

RETAIL AREA (5.3m x 4.5m)

Retail area with window to the front elevation, laminate flooring, range of pendant lighting. Staircase providing access to the second floor storage area.

WC

SECOND FLOOR

STORAGE ROOM (5.3m x 5m maximum)

Storage room with window to the front elevation, Velux roof light, laminate flooring, pendant lighting. Staircase from first floor. Some restricted head height.

BASEMENT

OUTSIDE

Large block paved courtyard garden accessed via secure gates with a fenced perimeter and mature trees. Range of tables and chairs.

FIXTURES AND FITTINGS

Full list of fixtures and fittings available upon request.

LEASE TERMS – New lease terms to be agreed at £16,000 p.a.

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of £8,400 p.a.

VIEWING

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

ENERGY PERFORMANCE CERTIFICATE

Current Rating D

Certificate No: 4483-4359-1711-3720-8684

The full EPC can be made available to interested parties.

