

COFFEE 67, 67 CROSS STREET, SALE M33 7HF



BUSINESS FOR SALE

£27,500

Including fixtures, fittings and goodwill

**ESTABLISHED CAFÉ BUSINESS FOR SALE.
FITTED RETAIL UNIT**

**PLUS KITCHEN/PREPARATION AREA, WC AND TWO
REAR STORE ROOMS WITH REAR LOADING DOORS.**

OFFERING APPROXIMATELY 87.8 SQ.M (945 SQ.FT.)

AVAILABLE ON ASSIGNMENT OF LEASE AT £10,000 P.A.

ENTRANCE

Covered entrance porch leading to a hardwood entrance door with large display window to the side providing a frontage of **5m** with the benefit of external steel shutter. Leading through to

RETAIL AREA (8.7m x 5m)

False ceiling with inset lighting. Range of tables and chairs. Electric storage heater. Perimeter power points. To the rear of the retail area is a refrigerated display counter which leads through to the kitchen/preparation area. Comprising stainless steel sink unit. Various stainless steel work tables, cupboards and shelving. Coffee machine, coffee grinder, Bain Marie, 2 large freezers, fridge freezer and various kitchen appliances. Vinyl flooring.

STORE ROOM 1 (6.7m x 3.4m)

False ceiling with inset lighting. Power points. Doors leading to

STORE ROOM 2 (5.6m x 3.3m)

Florescent strip ceiling lights. Power points. Double opening doors to the rear.

WC

WC with wall mounted wash hand basin with tiles splash back and ceiling light.

LEASE TERMS – Available on an assignment of existing lease from 17th September 2024 to 16th September 2029 with rent payable of £10,000 p.a.

FIXTURES AND FITTINGS LIST

(Available by separate request)

RATEABLE VALUE – £15,750 P.A

HOURS OF BUSINESS

Monday to Friday – 8:00am – 3:00pm (there is scope for the purchasers to increase the hours along with potential to add outside catering and deliveries)

TAKINGS

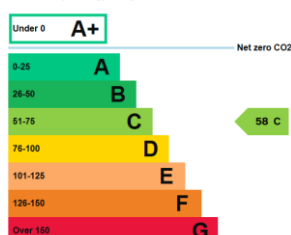
Approximately £1,500 per week

VIEWING

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

Energy rating and score

This property's energy rating is C.



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.