

**CHENNAI MEALS TAKE AWAY**  
**130 CLAREMONT ROAD, RUSHOLME,**  
**MANCHESTER M14 4RT**



**BUSINESS WITH FIXTURES & FITTINGS**  
**FOR SALE - £25,000**

**INDEPENDENT TAKE AWAY BUSINESS WITH FIXTURES & FITTINGS FOR SALE. ESTABLISHED IN 2018. GROUND FLOOR ACCOMMODATION COMPRISING RECEPTION AREA WITH SEATING, KITCHEN, PREPARATION AREA AND OUTSIDE STORE. OFFERING A TOTAL AREA OF 72.5 SQ.M. (780 SQ.FT.). WITH A RENT PAYABLE OF £11,100 P.A.**

**Chennai Meals** is situated along a busy parade on Claremont Road in Rusholme, surrounded by residential properties, offices and many other retail stores.

The fitted take away comprises of a seated waiting area, fitted display/serving counter, open kitchen, rear preparation area, WC and rear external store.

The business is available to purchase along with an assignment of the current 15 year lease from 2018 and a rent payable of £11,100 p.a.

**WAITING AREA & KITCHEN (8.32m x 3.02m)**

A seating area with a frontage of **3m**, fitted faux leather bench seating with pedestal tables, tiled walls, tiled floor and range of lighting. Display counter with hatch providing access to the kitchen area with various kitchen equipment, large stainless-steel canopy with extractor, stainless steel shelving and under counter storage. Numerous power points.

**PREPARATION AREA (4.55m x 2.48m)**

Comprises stainless steel sink unit, stainless steel shelving and counters. Tiled floor. Fluorescent strip ceiling light. Numerous power points.

**WC**

**EXTERNAL REAR STORE (8.6m x 4.1m)**

Large external rear store with power and lighting.

**BUSINESS HOURS**

Monday to Sunday - 5:30pm to 10:30pm

**FIXTURES AND FITTINGS LIST**

(Available by separate request)

**TAKINGS** - Approximately £4,000 per week

**LEASE TERMS** – Available on an assignment of existing 15 year lease from 2018 with rent payable of £11,100 p.a.

**BUSINESS RATES** – Rateable Value £8,900 p.a

We are advised that the property qualifies 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**

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

