

## 113 NORTHENDEN ROAD, SALE MOOR M33 3HF



**LICENCED RETAIL UNIT**  
**WITH PREMIUM PAYABLE OF £10,000**  
**To include all fixtures, fittings and goodwill**

**GROUND FLOOR RETAIL UNIT**  
**WITH PREPARATION AREA AND WC**  
**PROVIDING APPROXIMATELY 58 SQ.M (625 SQ.FT.)**  
**PLUS FULL HEIGHT BASEMENT OFFERING A**  
**FURTHER 31.5 SQ.M (339 SQ.FT.).**  
**WITH A RENT PAYABLE OF £18,000 PER ANNUM**

## DESCRIPTION

This licenced retail unit is ideally situated in the centre of Sale Moor Village surrounded by a variety of independent retail outlets, eateries and bars.

### RETAIL AREA (8.5m x 4.4m)

Large open plan retail area. Aluminium glazed entrance door with display window to the side providing a frontage of 4.3m.

Seating areas. Fitted bar with display shelves and counter. Two under counter bottle coolers. Under counter freezer. Wall mounted air conditioning unit. Built in fire alarm system. Range of ceiling lights. Perimeter power points. Door to lower ground floor and opening to

### REAR SEATING AREA (3.5m x 2.7m)

Range of lighting. Perimeter power points. Opening through to

### PREPARATION AREA (2.8m x 1.5m)

Comprising stainless steel sink unit set into grey laminate worktop with pot wash sink and tap alongside. Range of white wall storage units and double base unit below. Numerous power points. Ceiling lights. Fire exit onto rear enclosed courtyard.

### WC (1.5m x 1.3m)

WC, corner wash hand basin, extractor fan, ceiling light and obscured uPVC double glazed window overlooking the side.

### LOWER GROUND FLOOR

Comprising of two full height basement chambers with suspended ceiling with range of inset panel lighting and fluorescent strip lights, extraction fan for air circulation, concrete floor, storage shelving, numerous power points, fire alarm system and utility meters :

Chamber 1 (3.7m x 3.4m)

Chamber 2 (4.4m x 4.3m)

### OUTSIDE

Shared area for bin storage.

### FIXTURES AND FITTINGS LIST

(Detailed list available by separate request)

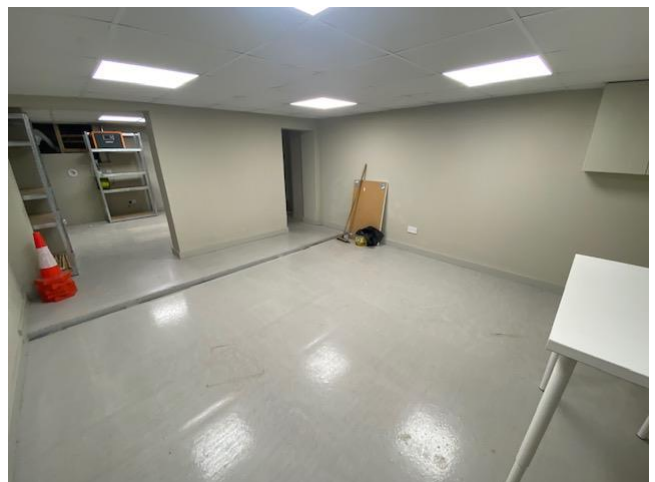
### RATEABLE VALUE – £10,750 P.A

### 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.



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.