THE GROCERS MICROPUB, 152A LIVERPOOL ROAD, CADISHEAD, MANCHESTER M44 5DD



BUSINESS FOR SALE
OFFERS OVER £19,500
Including Fixtures, Fittings & Goodwill

**ESTABLISHED AWARD-WINNING MICRO PUB FOR SALE.
COMPRISING LOUNGE, REAR KITCHEN & BEER CELLAR AND DISABLED WC.
BENEFITTING FROM A LARGE SOUTH FACING REAR BEER GARDEN AND ADDITIONAL SEATING.
LEASE TERMS TO BE AGREED.**

ENTRANCE

Entered through a wooden entrance door with full display window to the side. Leading through to

LOUNGE AREA

Range of bench seating, tables and chairs. Range of feature ceiling lights. Window to the front elevation. Central heating radiator. Built in fire alarm system. Perimeter power points. Doorway leading through to

BEER CELLAR/KITCHEN/PREPARATION AREA

Display shelving. Ceiling lights. Vinyl flooring. Built in fire alarm system. Perimeter power points. Doorway leading through to WC. Kitchenette.
Window with the benefit of external security bars and fire door to the rear elevation leading to the rear garden.

MALE/ FEMALE/DEISABLED WC

WC, pedestal wash hand basin with tiled splash back, ceiling light, central heating radiator. Combination boiler. Window to the rear elevation.

BEER GARDEN

Paved patio area with walled perimeter. Covered external seating/smoking area and range of tables and chairs. Storage shed.

LEASE TERMS – Available by way of an assignment of the current lease at £6,000 per annum until 2028. Or on a new lease with terms and rent to be agreed.

FIXTURES AND FITTINGS LIST - (Full list available upon request)

HOURS OF BUSINESS

Monday & Tuesday - Closed

Wednesday to Friday 17:00pm to 21:00pm

Saturday 15:00pm to 21:00pm

Sunday 14:00pm to 18:00pm

TURNOVER – Approximately £5,000 per month

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of £3,500 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 marketing agents, Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE

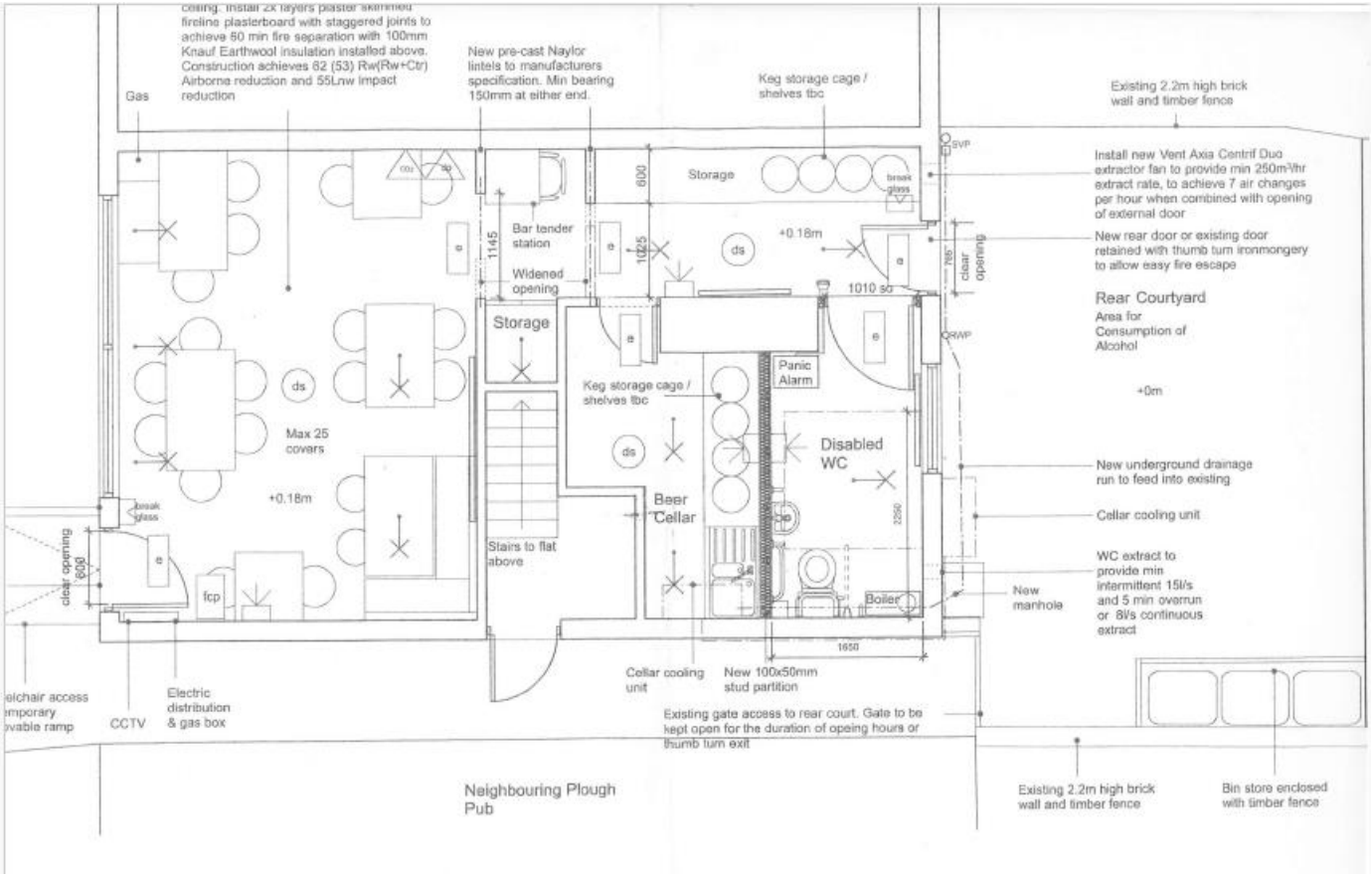
The full EPC can be made available to interested parties.







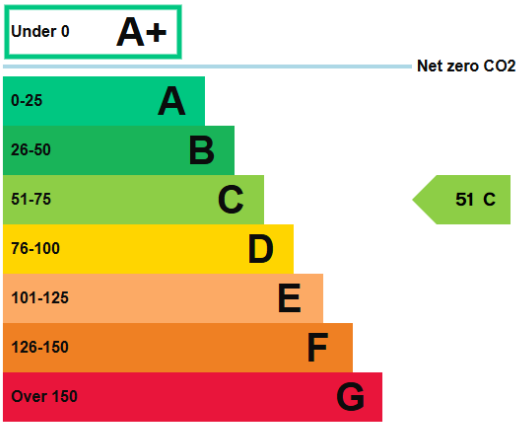






Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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.

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