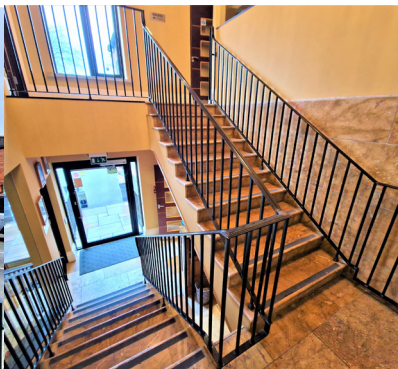




141
Katherine Street
Ashton-Under-Lyne
OL6 7AW

**3,280
SQ.FT**

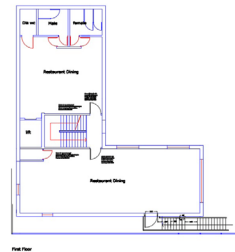
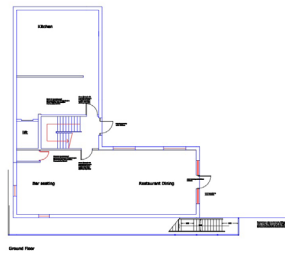


- Landmark fully fitted restaurant premises
- High standard fit out with on site car parking
- Suitable for restaurant or alternatives uses
- Fixtures & fittings subject to negotiation
- RV: £28,000 - £13,972 payable rates
- Internal elevator between ground & first floors
- Office/retail/leisure uses considered
- New Lease available - Terms to be agreed

Location

The property is located fronting Katherine Street off Oldham Street in the centre of Ashton-Under-Lyne close to the Arcades shopping centre and bus station.

- M60: 1.5 miles.
- Stockport: 8 miles.
- Manchester: 7 miles.



Description/Accommodation

The property provides a detached two storey fully fitted restaurant premises with secure, gated on site car park. The property is available for use as a restaurant including fixtures and fittings which are available subject to separate negotiation or available for alternative uses with fixtures and fittings removed. The ground floor provides restaurant seating area, bar area and kitchen with stairs and lift access to the first floor. The first floor provides additional restaurant seating area and bar area along with male/female and disabled toilet facilities.

Ground floor: 1,745 Sq.ft comprising:

- Entrance lobby: 93 Sq.ft - 9'3" x 13'1" less stairs.
- Dining area: 979 Sq.ft - 18'6" x 52'10".
- Bar area: 207 Sq.ft - 10'11" x 18'10".
- Kitchen: 466 Sq.ft - 24'4" x 19'0".
- Lift to first floor.

First floor: 1,535 Sq.ft comprising:-

- Landing: 35 Sq.ft - 9'1" x 3'10".
- Dining area: 858 Sq.ft - 46'0" x 18'7".
- Bar area: 532 Sq.ft - 23'11" x 22'3".
- Office/store: 110 Sq.ft - 19'6" x 5'7".
- Male/female & disabled toilet facilities.
- Lift to ground floor.

Rateable Value

Rateable value: £28,000.

Future RV 2023: £29,250.

Small Business Rates Multiplier 2022/23: 49.9p.

Interested parties are advised to make their own enquiries with TMBC - 0161 342 2233.

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 5 year term.

Rent/VAT

£50,000 per annum exclusive.

We understand that VAT is not payable at the property.

Car Parking

Car parking is available with numbers and locations to be agreed with the Landlord.

EPC

A copy of the EPC will be available upon request from the Agents MBRE.

Inventory/Future use

The restaurant benefits from being fully furnished for restaurant use. Should a prospective Tenant wish to utilise fixtures and fittings including tables, chairs and kitchen/bar equipment this will be available subject to separate negotiation.

Should a prospective Tenant require the property for an alternative use such as retail, office, leisure use the existing fixtures and fittings can be removed at the Landlords cost.

Utilities

Mains services are available including gas, electricity, water and drainage.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. JANUARY 2023.