

## **18 CROFTS BANK ROAD, URMSTON MANCHESTER M41 0TS TO LET - £16,000 P.A.**



**FITTED CAFE With PREMIUM PAYABLE - £25,000**  
**Including all fixtures and fittings**

**FITTED LICENCED CAFÉ AVAILABLE WITH RENT PAYABLE OF  
£16,000 P.A. REFURBISHED TO A HIGH STANDARD  
COMPRISING GROUND FLOOR RETAIL UNIT WITH REAR  
KITCHEN AND DISABLED WC PROVIDING APPROXIMATELY 60  
SQ.M (646 SQ.FT.) PLUS BASEMENT STORAGE**



## ENTRANCE

Covered entrance porch leading to part glazed entrance door with bay display window to the side with the benefit of electric canopy providing a frontage of **4.6m** leading through to

## RETAIL AREA (9.5m x 4.6m)

With exposed brick walling. Stripped floor boards with perimeter wall lights and ceiling lights. Ceiling mounted air conditioning unit. Wall mounted fire control system and ceiling cameras. Range of perimeter power points. Telephone point. Alarm control panel. Feature cast iron fire place with opening to vestibule with doors to basement and further doors providing access to

## KITCHEN (4.3m x 3.4m)

Fully fitted kitchen with built in appliances including electric oven and hob with canopy, dishwasher, stainless steel worktops with range of grey ash effect base units and matching wall units above. Part tiled walls. Obscure glazed window overlooking the rear.

## DISABLED WC

With wash hand basin set onto vanity unit. Part tiled floors and wall. Obscure glazed window overlooking the side of the property. Wall mounted heater. Ceiling light.

## BASEMENT

Accessed from the vestibule with alarm control panel comprising 2 dry storage chambers with head height of **2m**.

### Chamber 1 (4.6m x 3.7m)

With LED strip ceiling light. Boiler. Power points.

### Chamber 2 (5.4m x 4.5m)

With LED strip ceiling light. Perimeter power points with electric meter.

## OUTSIDE

To the rear of the property which is also accessed via a right of way is hardstanding providing parking. Wrought iron enclosed bin store.

## LEASE TERMS – New lease terms to be agreed

## FIXTURES AND FITTINGS

(Available by separate request)

## RATEABLE VALUE/RATES PAYABLE

(Vendor pls confirm)

## VIEWING

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



**AWAITING EPC**

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.