

## CAFÉ MED, 79 WASHWAY ROAD SALE, MANCHESTER M33 7TQ



**FITTED CAFE With PREMIUM PAYABLE - £35,000**  
**Including all fixtures and fittings**

**FITTED LICENCED CAFÉ/RESTAURANT AVAILABLE  
WITH RENT PAYABLE OF £12,000 P.A.  
PROVIDING APPROXIMATELY 62 SQ.M (668 SQ.FT.)**

## ENTRANCE

Covered decked external seating area with seating for approx. 14 covers with double opening Upvc entrance doors with display windows to the side providing a frontage of 5m leading through to

## RETAIL AREA (5.4m x 5m)

With marble effect tiled flooring. Range of inset down lighters and LED lighting. Built in counter. Covers for 20 with door leading through to

## KITCHEN/INNER HALLWAY

Comprises stainless steel sink unit set into run of marble effect worktop with range of beech fronted base and drawer units below and matching wall units above. Part tiled walls. Inset down lighters. Tiled flooring. Central heating radiator. Door leading through to

## KITCHEN (4.9m x 3.2m)

With built in stainless steel canopy. Stainless steel double sink unit. Built in five ring gas hob with oven below. Range of stainless steel work surfaces with part clad and tiled stainless steel walls. Wall mounted wash hand basin. Tiled flooring. Inset down lighters. Upvc double glazed window overlooking the rear.

## WC

Comprising WC with wash hand basin set onto vanity unit with fully tiled walls and floor. LED ceiling lights. Air extractor.

## STORE ROOM (2.5m x 1.6m)

With numerous power points. Wall mounted storage unit. Fire exit.

## OFFICE (4.2m x 3.4m)(into bay)

Upvc double glazed bay window overlooking the rear. Inset down lighters. Perimeter power points. Central heating radiator.

## FIXTURES AND FITTINGS

Fully fitted café/restaurant with full list of fixtures and fittings available on request.

**LEASE TERMS – New lease terms to be agreed at £12,000 p.a.**

## BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of £8,000 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



**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.