



PORTA 134 CAFE
FOOD ALL DAY
TRADITIONAL CYPRIOT
BREAKFAST
BARNIS & PININIS
GYROS (KEBAB)
GREEK PASTRIES
& DESERTS

134 Northenden Road
Sale M33 3HE
Asking Price £39,950





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Sale M33 3HE

Asking Price £39,950

Café Business for Sale. (BUSINESS ONLY) (Lease by Assignment)

Situated on Northenden Road, this business is reluctantly for sale due to family and business commitments. Only a few years ago, the premises were totally renovated. Works included re-plastering, wiring overhaul and partial rewire, redecoration, new toilet facilities and refitting of the kitchen with stainless steel units etc. Virtually all of the equipment/fitings are included in the sale (See list later in brochure).

Sale Moor is a thriving centre and this unit offers tremendous scope for growth. It is within a mile of the M60 and also close to Sale Centre. The village offers a variety of shops of which to attract trade.

This is a great business opportunity.

• BUSINESS FOR SALE ONLY

Seating Area to Front
Frontage 12'4"
Depth 15'3"

Aluminium/Glass Frontage, Security Shutters, Stairs to additional seating area 14' x 12'4"
Counter, Inset Lighting

Washroom/WC
5'3" x 4'3"

1/2 Tiled Walls, Low Level WC, Wash Basin and Drawers below



Kitchen

22' x 12'

Fitted Cupboards, Work Surfaces, Stainless Steel Kitchen Equipment

Extractor Hood, Wall Tiling

Basement Cellars

Items Included in Sale

Coffee machine

2x Freezers

2x Refrigerators

Induction Hob & Cooker

Undercounter Freezer

Undercounter refrigerator

Dishwasher

Panini press

Griddle

2x 5Ltr Pan fryer

Toaster

Microwave

Hot plate warmer

Tables & Chairs

Pots & Pans

All Crockery

All Cutlery

Further Information/Rent

Annual Rent £12,000 Per Annum

Lease dated 1st December 2021 for a period of 10 years. Rent

Review every 3 years.

Rent quoted is for the next 3 years.

Legals

Both parties pay their own legal expenses

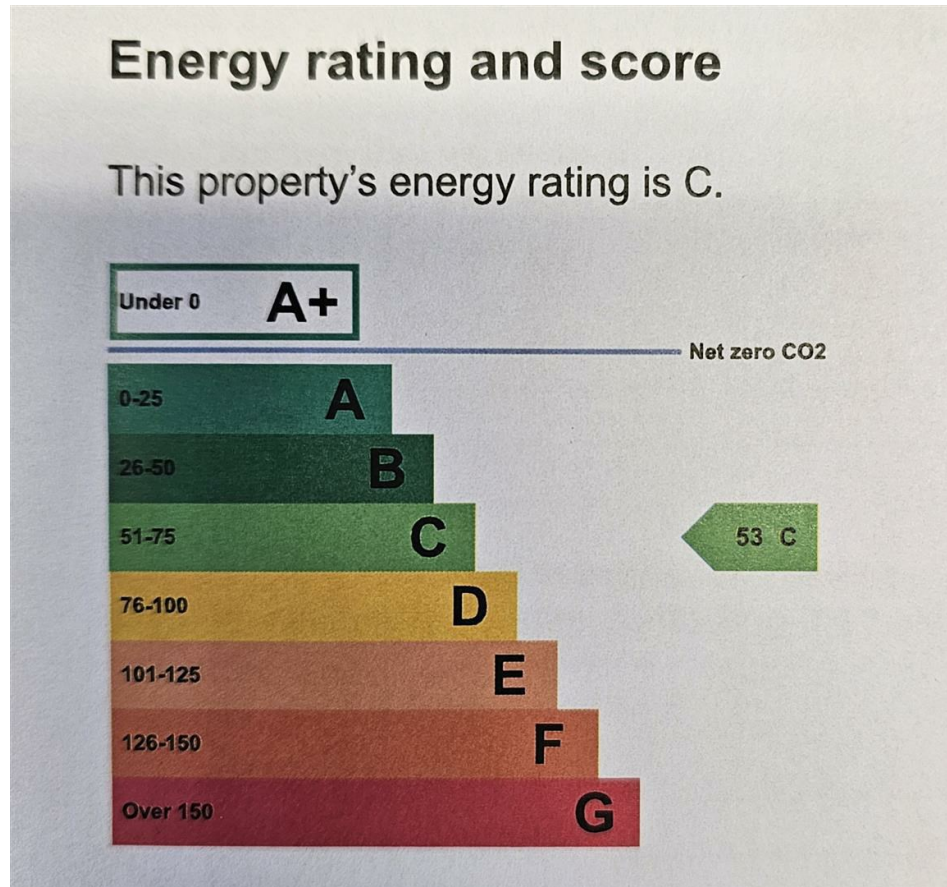
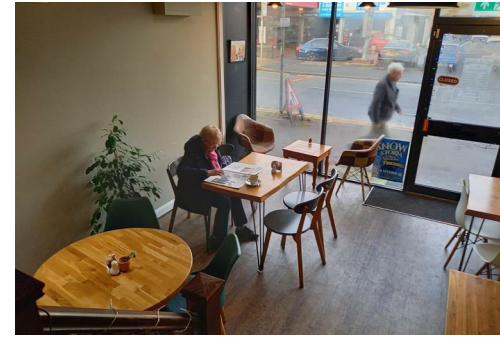
Business Rates

NO BUSINESS RATES PAYABLE

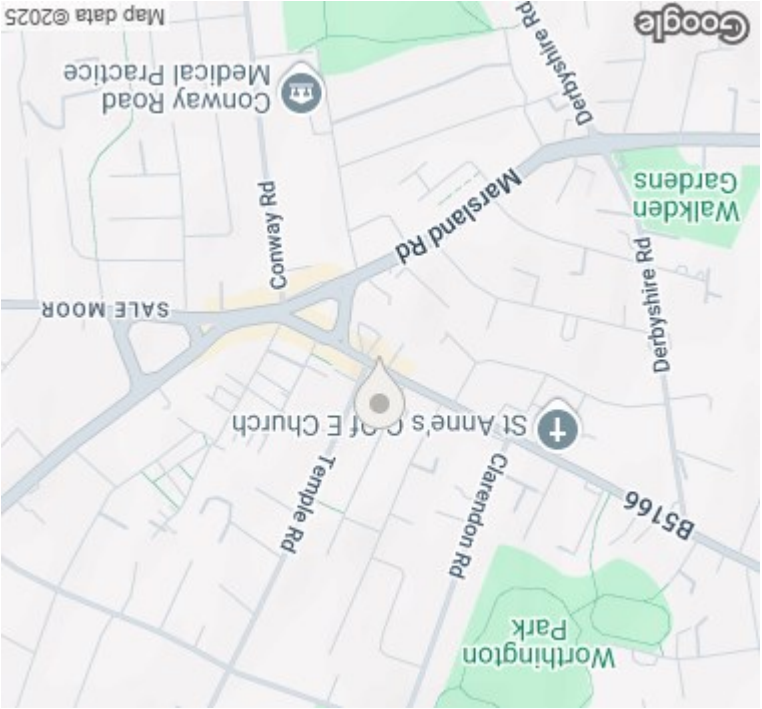
Tenure: Freehold

Council Tax: Trafford - NO Business

Rates Payable



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating		
EU Directive 2002/91/EC		
	Current	Potential
	Very energy efficient - lower running costs	
	A (92 plus)	
	B (81-91)	
	C (69-80)	
	D (55-68)	
	E (39-54)	
	F (21-38)	
	G (1-20)	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
	Current	Potential
	Very environmentally friendly - lower CO2 emissions	
	A (92 plus)	
	B (81-91)	
	C (69-80)	
	D (55-68)	
	E (39-54)	
	F (21-38)	
	G (1-20)	
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		

mainandmain.co.uk

Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498