

**110A Bradshawgate, Leigh, WN7 4NP**  
**£38,000**

Casa Sales and Lettings are delighted to bring to the market a BUSINESS FOR SALE an established town centre café in Leigh Greater Manchester.

The Café was formed 12 months ago after the owners purchased an existing Café which had been trading for over 20 years in the premises. The current owners have refurbished and rebranded the business and premises since taking over the owner are only looking to sell due to moving out of the area / relocation.

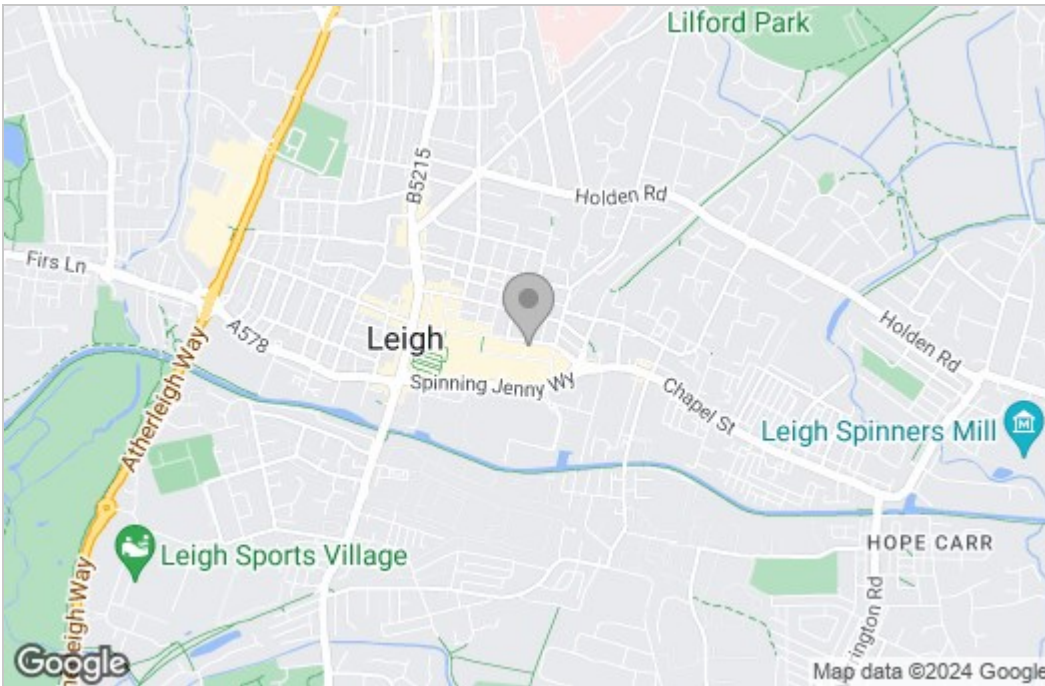
The business offers a varied menu and food can also be delivered via JUST EAT site or collection.

The café is a ground floor business and is being sold with all fixtures and fittings - including tables and chairs and appliances.

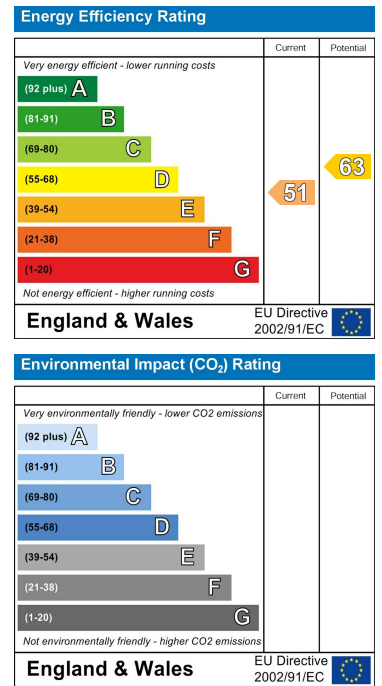


# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

