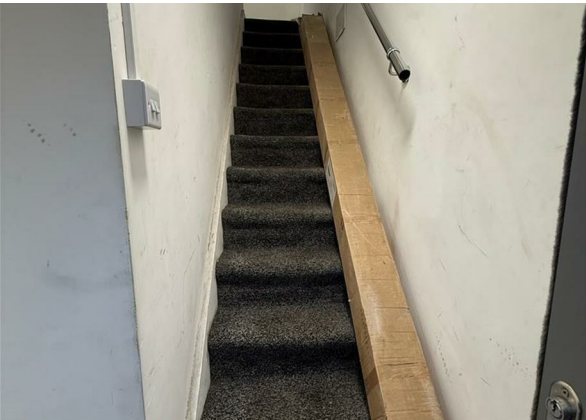


Kingsway, Manchester, M19 2LL
Asking Price £50,000
Council Tax Band:



Nestled in the bustling area of Kingsway, Manchester, this unique property presents an excellent opportunity for both business and residential living. The premises comprises a well-established café, fully decorated and ready for immediate operation, along with a comfortable living accommodation situated above.

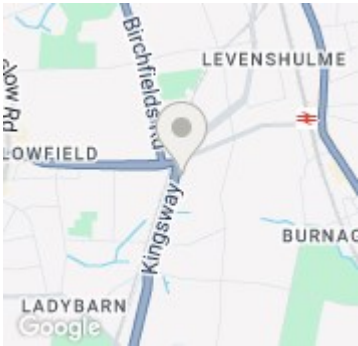
The property features one reception room, two bedrooms, and two bathrooms, making it ideal for those seeking a convenient lifestyle above their business. The café benefits from a prime location on the busy Kingsway, ensuring a steady flow of foot traffic and visibility for potential customers.

With a current business lease available for sale, the property offers a four-year lease term, with the possibility of negotiating a new lease thereafter. This flexibility is perfect for entrepreneurs looking to invest in a thriving area. The monthly rent for the entire building, which includes the residential flat above, is set at £1500, providing a competitive rate for such a prime location.

This property is not just a shop; it is a lifestyle opportunity that combines work and home in one vibrant setting. Whether you are an aspiring café owner or an investor looking for a dual-purpose property, this offering on Kingsway is certainly worth considering.



Open House South East Manchester



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