

IPPY

prago Kay's 0161 707 1404
Food Bar

TURKISH

HAIR CUT SHIN FADE OPEN 7 DAYS A

Menu items visible in the window:

- PIZZAS & SANDWICHES
- DRINKS
- SMALL DISHES
- PO & PEAR
- RELISH

prago Kay's Food Bar

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PLEASE
DO NOT PARK OR
OR DRIVE OVER
THE TARMAC

Interior view of a barbershop with blue walls, mirrors, and hairdressing equipment.

Prago, Worsley Road
Manchester



Offers Over £220,000

Prago, Worsley Road

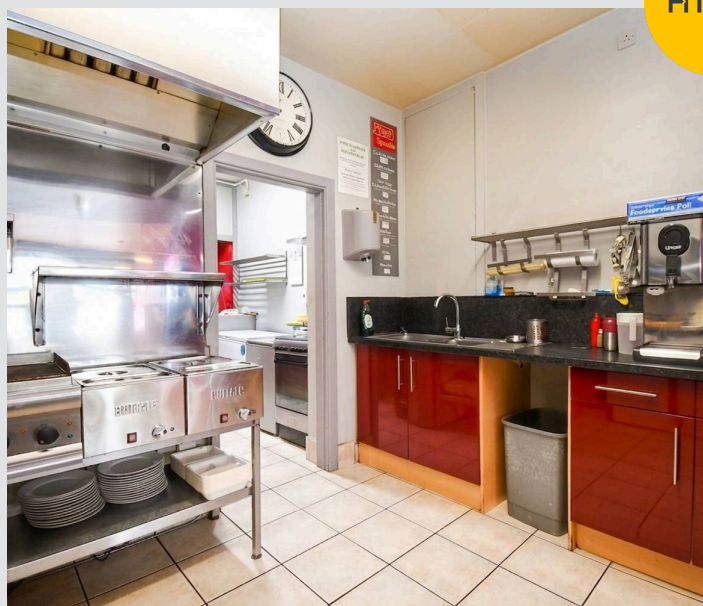
Worsley Road, Manchester

Prime café with seating for 20 plus a spacious one-bedroom flat above. Includes off-road parking. Projected rental income £1700pcm. Ideal for investors or live-work use.

Council Tax band: B

Tenure: Leasehold

- Investment Opportunity in Prime Location with High Passing Footfall
- Full Cafe Set Up with Seating for 20
- Food Prep Area, Storage and W.C. to the Ground Floor
- Gated Off Road Parking to the Rear
- One Bedroom Flat to the First Floor with Private Rear Access
- Potential Rent of £1700 PCM



HILLS

Shop Floor

Shop Front

18' 7" x 12' 2" (5.66m x 3.71m)

Kitchen Area One

11' 4" x 10' 4" (3.45m x 3.15m)

Kitchen Area Two

8' 3" x 6' 9" (2.52m x 2.06m)

Storage

7' 5" x 2' 8" (2.26m x 0.81m)

W.C.

5' 2" x 3' 4" (1.58m x 1.02m)

Flat Above

Lounge

14' 2" x 12' 3" (4.32m x 3.73m)

Kitchen

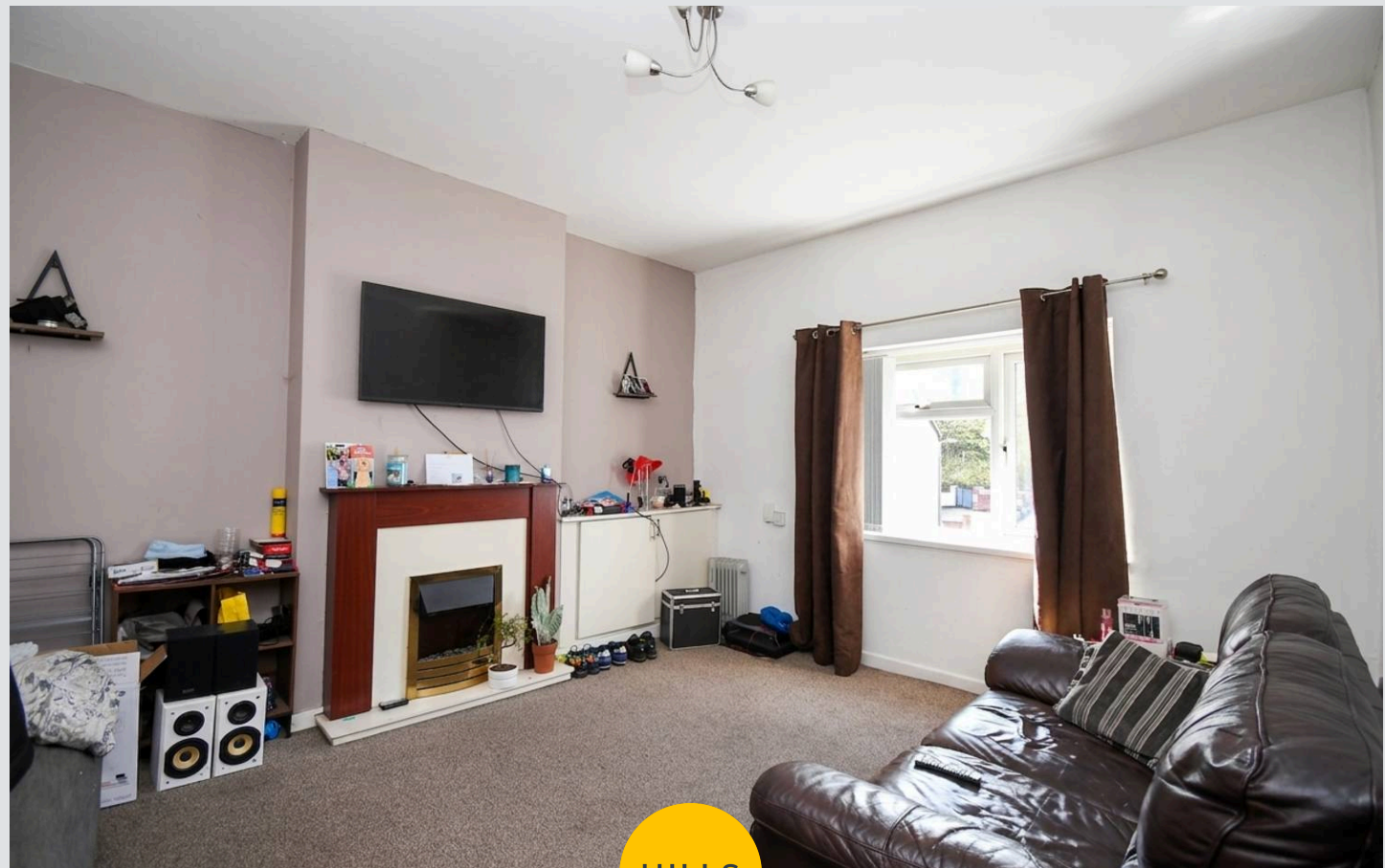
8' 7" x 4' 8" (2.62m x 1.42m)

Bathroom

8' 5" x 7' 0" (2.57m x 2.13m)

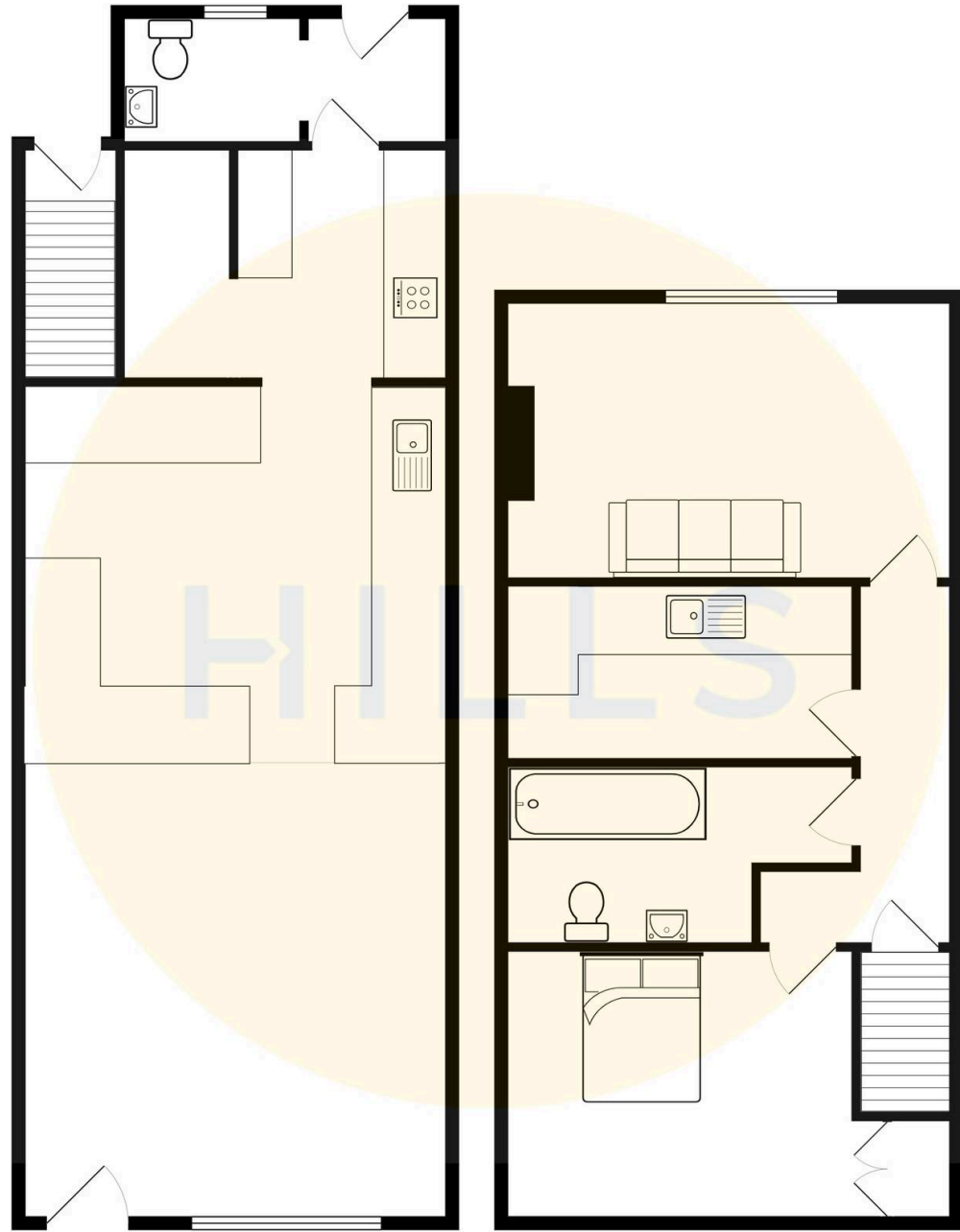
Bedroom

13' 6" x 8' 0" (4.12m x 2.44m)



HILLS







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