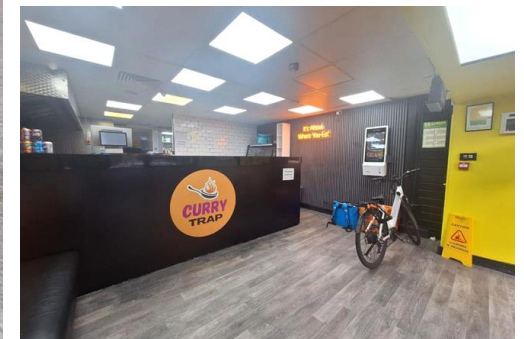




SALISBURY HOUSE, ST STEPHEN ST, SALFORD, M3

***** TAKEAWAY BUSINESS FOR SALE *** EXCELLENT LOCATION OFF TRINITY WAY
& CHAPEL STREET *** GOOD FOOTFALL *** CENTRAL COMMUTER ROUTE ***
CLOSE TO UNIVERISTY CAMPUSES *** PUBLIC PARKING AT FRONT ***
AVAILABLE NOW *****

£65,000 Leasehold | Business for sale





Lancashire Properties are delighted to present this **HIGHLY SOUGHT AFTER TAKEAWAY BUSINESS** available in the M3 area. Situated off Trinity Way and Chapel Street. The property is located at a top location and is excellently situated within a short walking distance from both main commuter routes and university campuses , and provides good footfall through the area.

A BUSINESS FOR SALE which briefly comprises of a shop front with counter, spacious kitchen fitted with a few wash basins and water closet/staff toilet. Electronic shutter protected and operating as a takeaway. Total floor area approximately 77m²/828 sq ft. An excellent premise situated in an area with a good footfall.

Deliveries set-up with Just Eat, Uber Eat and Deliveroo. Primarily selling pizzas, burgers, grilled food, curries, and milkshakes. Weekly sales approx £6500.

Parking space available at front of the property on first come first serve basis.

Current opening times of the take-away:
Monday - Sunday - 4pm - 3am

- Prime Location
- Heavy Footfall
- All Fixtures & Fittings Included
- Next to main commuter route and university campuses
- Electronic Shutter System
- Huge Potential

Rent: £1500 PCM
Goodwill: £65,000
Deposit: 2 months
Lease: FRI, 12 years remaining
Area: Ground Floor Approx 77m² (828 sq ft)
Rates: Rateable value of £5300 (Could be exempted under small business relief. For enquiries please contact Salford Council).

Costs: Each party responsible for their own legal cost. RENT, DEPOSIT, GOOD WILL and AGENCY FEE applies.

Dimensions are as follows:

Shop Floor with Kitchen (5.4m X 8m)

Rear Room (3.3m X 5m)

Water Closet

Two Store Rooms

Notice:

The above property details should be considered as a general guide only. Lancashire Properties does not have any authority to give any warranty in relation to the property.



We would like to bring to the attention that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment. If double glazing has been stated in the details , it is advised to satisfy themselves as to the type and amount of double glazing fitted to the property. The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order. While we endeavour to make our property details accurate and reliable, if there is any point, which is of particular interest to you, please contact the office and we will be pleased to check the information.

Tenure: Leasehold (12 years)





Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0–25

B 26–50

C 51–75

D 76–100

E 101–125

F 126–150

G Over 150

Less energy efficient

76 This is how energy efficient the building is.

Viewing by appointment only
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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent