

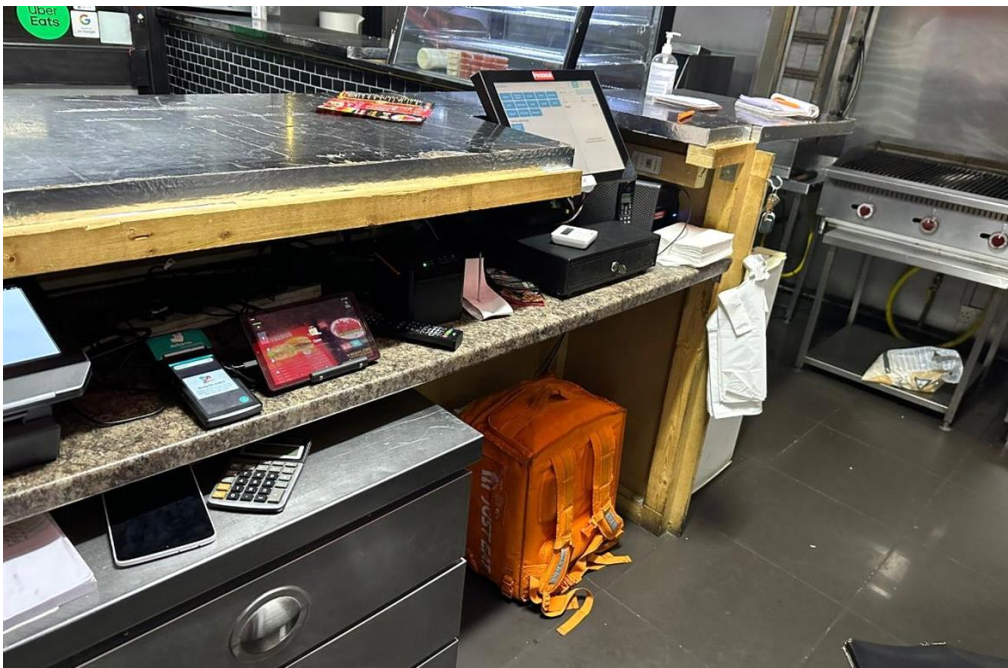


HYDE ROAD, GORTON, MANCHESTER, M18

*** TAKEWAY BUSINESS FOR SALE *** TOP LOCATION IN RESIDENTIAL AREA ***
 SITUATED ON MAIN HYDE ROAD *** ESTABLISHED WITHIN POPULAR COMMUTER
 ROUTE *** GROUND FLOOR ONLY *** GOOD FOOT FALL *** EXCELLENT
 TRANSPORT NETWORK *** AVAILABLE NOW ***

£900 pcm TAKE-AWAY FOR SALE ON HYDE ROAD





THIS IS A BUSINESS FOR SALE.

Lancashire Properties are delighted to present this **TAKEAWAY BUSINESS FOR SALE** in M18. Excellently placed on Hyde Road, behind a residential area, which is a main commuter route connecting towards the City Centre and M60 Motorway. The premise benefits from good footfall as a result. Shops within walking distance includes McDonalds, Tesco, Asda etc. Nearby transport links include buses running every 10 mins during peak periods contributing to a wide variety of walk-in clientele.

The premise briefly comprises of a shop front, staff toilet, kitchen, and additional rooms for preparation and/or storage. Ground Floor only. Has a rateable of £6200 which may be subject to small business relief, however, specific enquiries in regard to rates should be directed to Manchester City Council. Currently running as Didi Kitchen for the past few years generating good weekly takings. There is an automatic operated shutter for peace of mind. Parking is available to the rear on the residential streets.

Viewings highly recommended! Book now to avoid any disappointment!

Total rent: £900 PCM

Goodwill: £30,000

Deposit: 3 months

Area: 44m² (Ground Floor)

Rates: Rateable value of £6200 (Could be exempted under small business relief. For enquiries please contact Manchester City Council).

Costs: Each party responsible for their own legal cost. Rent, deposit and agency fee applies.

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.

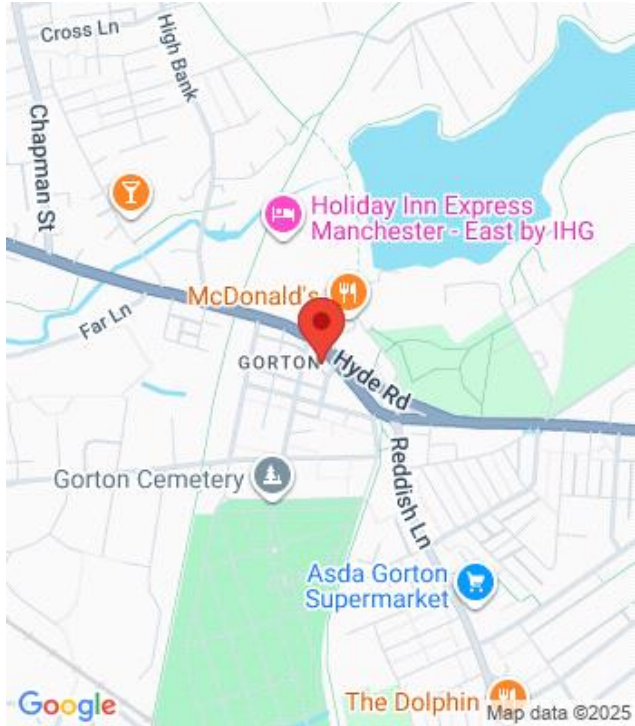
We would like to bring to the attention that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment. If double glazing has been 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.

Deposit: £2,400





Energy Performance Asset Rating

More energy efficient

A+

A 0–25

B 26–50

C 51–75

D 76–100

E 101–125

F 126–150

G Over 150

Less energy efficient

63 This is how energy efficient the building is.

Viewing by appointment only
Lancashire Properties

967 Stockport Road, Levenshulme, Manchester M19 3NP

Tel: 0161 425 0207 Email: info@lancashire-properties.co.uk Website: www.lancashire-properties.co.uk

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 tenant.