



170 CHEETHAM HILL RD | MANCHESTER | M8 8LQ



1,575 sq.ft



FULLY FITTED RESTAURANT
PLUS BASEMENT STORE & PREP KITCHEN

TO LET

DESCRIPTION

The property comprises of the ground floor and basement of a substantial and prominent brick built property fronting directly onto Cheetham Hill Rd.

The premises is fully fitted out to a very high quality and includes a modern high end open kitchen, together with a further fully fitted prep' kitchen in the basement.

A fully inventory of stock, fixtures and fittings, is available on request and by separate negotiation with the current tenant who trades as "Kebabish".

Internally, the accommodation is very well presented with reception area, open dining areas with raised VIP and private dining areas, open kitchen and separate male and female WC facilities to the rear.

The basement has a small storage room and a further prep kitchen.

Externally there is a private parking area with parking for around 10 cars.



LOCATION

The property is very prominently located fronting directly onto Cheetham Hill Rd (A665) close to its junction with Broughton St.

The Fort shopping centre is located around ¼ mile to the north of the property and Manchester City Centre is only a short distance to the south.

SERVICES

The property has the benefit of all mains services.

SITE AREA

Ground Floor 1,575 sq.ft. 146.4 sq.m

Basement 250 sq.ft 23.2 sq.m

TERMS

The Restaurant is available for rental by way of a new lease on terms to be agreed. The rental is £36,000 per annum, exclusive.

The Restaurant Fixtures and Fittings are available by separate negotiation at "offers around £75,000.

EPC

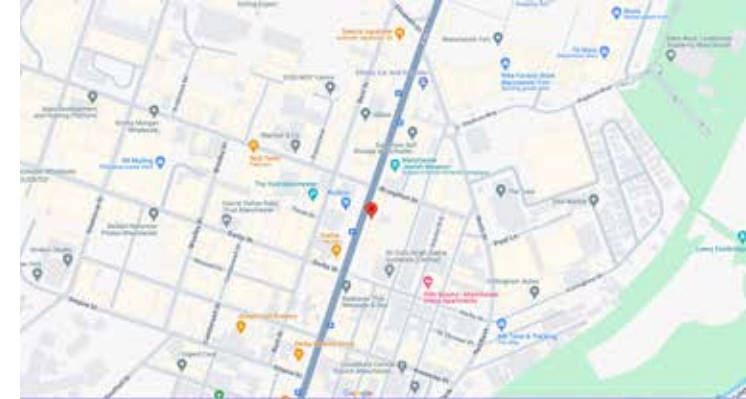
Available on request.

RATING

We are waiting on further information from Manchester City Council to confirm the individual Rateable Values. However, we understand that most of the suites will qualify for Small Business Rating Relief and therefore no rates will be payable in certain circumstances.

VIEWING

By prior appointment with the Sole Agents:
Nicholas Haughton on 0161 839 0080.



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CHARTERED SURVEYORS



Details prepared: May 24

