



9 Bruche Heath Gardens, Padgate, Warrington, WA1 3TP

Cafe-Bar Business For Sale

Summary

Tenure	To Let
Available Size	979 sq ft / 90.95 sq m
Rent	£12,000 per annum
Rates Payable	£3,493 per annum
Rateable Value	£7,000
EPC Rating	D

Key Points

- Self-Contained
- New Lease Assigned
- Popular Retail Precinct
- Trade From Day One
- Premises License Included
- Fixtures and Fittings Within
- Zero Business Rates
- Available Immediately

Location

The Bruche Heath Gardens shopping precinct is located within the Padgate suburb of Warrington. This local parade of shops fronts Green Lane.

Description

This Cafe-Bar which holds a premises licence for the sale of alcohol, falls within an established mixed use retail precinct, with local retailers including a barbers, laundrette with a multitude of flats situated above the commercial units.

Within the unit holds seating for upwards of 30 individuals including outside space if required, internal w/c facilities and kitchen. Full working bar/dishwasher and internal stores are within the property. This cafe-bar is ready for trade from day one should a new operator take this lease assignment.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	979	Available
Total	979	

Rates

Rateable Value: £7,000

Rates Payable: Small business may be eligible for full business rates relief.

Rental

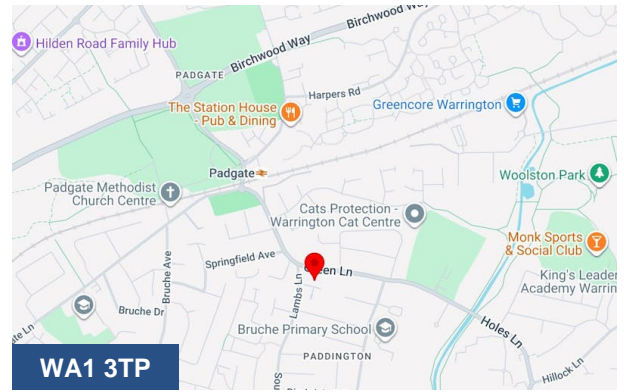
£12,000 PA.

Lease Term

Available by way of lease reassignment direct from the landlord.

Premium

We are seeking offers in the region of £60,000 to purchase the ongoing interest of this local business as well as all fixtures and fittings within.



Viewing & Further Information



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