

**MAIN  
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**0161 437 1338**

806 Kingsway  
Manchester M20 5WY  
Offers Over £25,000

**NEW TO  
MARKET**

**MAIN  
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SALES · LETTINGS · AUCTIONS



# 806 Kingsway Manchester M20 5WY

Offers Over £25,000

Business premises for rental (fully equipped take away - offers over £25,000 for the equipment) with the benefit of a New Lease (term to be agreed) fronting onto Kingsway at Parrs Wood Traffic Lights.

Occupying an excellent position opposite Parrs Wood Entertainment Centre, these premises offer an ideal opportunity for someone to set up their own business which is ready to go at a reasonable purchase price. The premises have been owned for many years by our client who passed this on to a member of the family who have now decided to have career change. It has the potential to be a thriving business with a little hard work and customer care. Within the area are a variety of trades along with dense housing.

The premises are available by way of a NEW LEASE with terms to be agreed. See end of brochure.

Tenure:  
Council Tax: Manchester

- Potential Thriving Business
- Main Road Frontage
- A3 Use
- New Lease
- Offers over £25,000 for equipment

## Ground Floor

Reception Area  
16'8 x 13'11

Serving Counter Area  
12'11 x 7'8

Kitchen Area  
21'0 max x 7'2  
Door to Cellar

Cellar Central Hallway  
8'6 x 11'8 plus storage  
External access to rear.

Chamber One  
20'4 x 14'0 some restricted head height

Chamber Two  
10'11 x 12'6 some restricted head height

WC

Lease Terms  
The premises are available by way of a New Lease.  
Terms to be agreed. Rent Review every 3 years.

Rental £21,000 per annum (£403.85 per week).

To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

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**Heald Green (Head Office)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

**Lettings (1<sup>st</sup> Floor)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498