



Unit 3, Milner Street, Warrington, WA5 1AD

Trading Coffee Shop Business For Sale

Summary

Tenure	To Let / For Sale
Available Size	77 sq m / 828.82 sq ft
Rent	£13,900 per annum
Price	£30,000 A one off premium is sought for the fixtures and fittings.
Business Rates	Upon Enquiry
BER Rating	Upon enquiry

Key Points

- Ready to Move In
- Quality Fit Out
- Large Car Park
- Fully Operational
- Front of Busy Business Centre
- Double Height Glazed Frontage

Location

Prominently located next to the Post Office and opposite Warrington VW, just off the main A57, Priestley Street.

The property adjoins Kia Motors. Lookers Honda is situated opposite the Priestley Street/Milner Street junction.

Priestley Street forms part of the Southern Expressway, the principal east-west cross-town route, and carries high volumes of traffic.

Description

A fantastic opportunity to lease a recently established coffee shop premises that is situated right at the front of a busy mixed use (leisure and fitness orientated) building with large open car park at the front.

The unit has a double height display window at the front and a welcoming entrance off the main foyer just to the side of the buildings main entrance.

The unit occupies 2 floors, that are open plan and finished to a excellent standard.

The unit is ready to move in immediately and we consider it to be the best unit within this popular multi-occupancy property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	484.38	45
1st	344.45	32
Total	828.83	77

Asking Price

A one off premium of £30,000 is sought for the fixtures and fittings summarised below:

- Recently established coffee shop business
- All fixtures and fittings
- Tables, chairs, sofas, and all equipment, merry chef included. (excluding the coffee machine, which is leased, though this can be transferred to the new owner if preferred)
- Any remaining stock
- Transfer of Facebook page and followers
- Lease agreement in place, to be agreed upon and signed by the new tenants
- Fully trained staff available, if needed

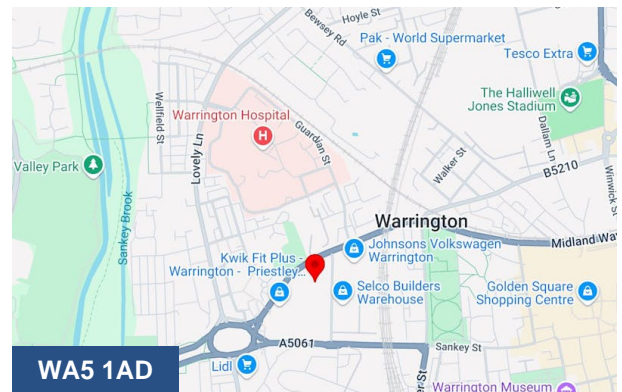
Lease Terms & Rental

A new lease will be available direct from the Landlord for a flexible term to suit incoming tenant's requirements at a rental of £13,900 per annum, inclusive of Service Charge.

Service Charge

The service charge is included in the above rental to cover; property management, water, communals, building insurance, car park and external repair/maintenance.

Electricity consumption is sub metered and will be recharged based on usage. With regard to Business Rates we are unaware of the rateable value and assume it to fall under the exemption level for small businesses, non qualifying businesses will be liable.



Viewing & Further Information



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