

# Park Lane

Your Local Estate Agent

Residential & Commercial Property



## Mm2 Redhill Street

, Manchester, M4 5BA

**\*BUSINESS FOR SALE\* \*ACQUISITION OF A 15-YEAR LEASE\*** Park Lane Estate Agents are pleased to offer For Sale this Cafe, Bar or Restaurant (subject to permission) business opportunity in Ancoats, which has a 15-year lease. The premises have recently been refurbished by the current tenant, offering a modern setting for customers in a busy part of Ancoats, boasting a mix of commercial and residential neighbours. The current tenant is offering the opportunity to buy into a 15-year lease with an annual cost of £25,250.00 + VAT. The premises are located on the street level, and the internal space comprises dining hall, serving/bar area, kitchen and three separate toilets, one of which is a disabled toilet. Contact us now to arrange your viewing or to discuss the opportunity in further detail.

**£110,000**

# Mm2 Redhill Street

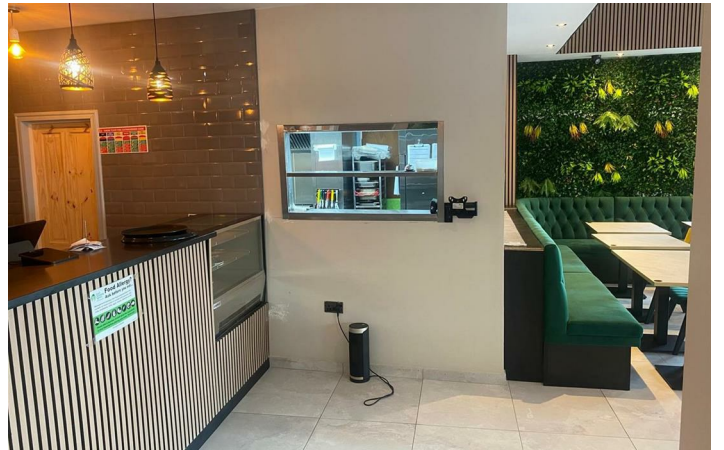
, Manchester, M4 5BA



- BUSINESS OPPORTUNITY FOR SALE
- POTENTIAL FOR RESTAURANT OR BAR (SUBJECT TO PLANNING)
- FULLY MODERNISED INSIDE WITH NEW FITTED KITCHEN
- OPPORTUNITY TO ACQUIRE A 15 YEAR LEASE WITH ANNUAL RENT OF £25,250 + VAT
- ANCOATS LOCATION WITH A MIX OF RESIDENTIAL & COMMERCIAL NEIGHBOURS
- THREE SEPERATE TOILETS ONE OF WHICH IS A DISABLED TOILET
- CURRENTLY USED AS A CAFE
- STREET LEVEL PREMISES



[Directions](#)



# Floor Plan

GROUND FLOOR  
1066 sq.ft. (99.0 sq.m.) approx.



COMMERCIAL PREMISES CAFE

TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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