



FOR SALE / TO LET
PROMINENT RESTAURANT
2594 Sq Ft (240.99 SQ M)
CIRCA 90 COVERS

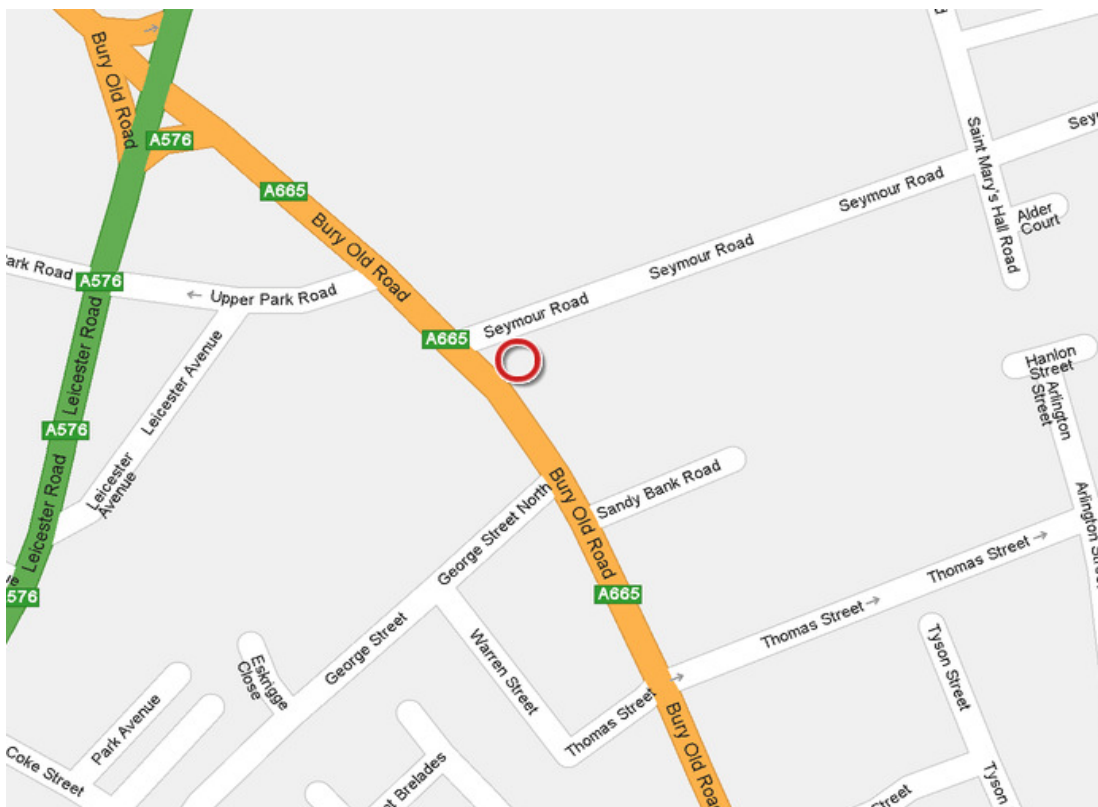


SAN ROCCO
96 BURY OLD ROAD
CHEETHAM HILL,
MANCHESTER,
M8 5BW



LOCATION

The premises are prominently located in Cheetham Hill Village on Bury Old Road at the junction with Seymour Rd, approximately 3 miles north of Manchester City Centre.





DESCRIPTION

The premises comprise a modern corner building which offers an elegant bar and spacious restaurant, currently offering 90 covers. The premises are fully fitted out as a restaurant with full kitchen facilities.



ACCOMMODATION

Ground Floor

Main Bar & Restaurant Area	-	1,562 Sq Ft (145.11 Sq M)
Ancillary Areas with Kitchen	-	662 Sq Ft (61.55 Sq M)

First Floor

Offices	-	370 Sq Ft (34.30 Sq M)
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Total	-	2594 Sq Ft (240.96 Sq M)
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TERMS

The building is available for sale, offers in the region of £600,000 are sought, STC.

The property owner will also consider letting the property for £40,000 per annum, plus fixtures and fittings.

TENURE

We have been verbally advised that the tenure is freehold.

RATING INFORMATION

96 Bury Old Rd, Manchester, M8 5BW – Restaurant & Premises

Adopted rateable value as at January 2011 - **£20,750**

VAT

All Prices quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole retained agents, **Beesleys Chartered Surveyors**.
Tel: 0161 839 2444