



£300,000 PCM

310 Ashton Road East, Manchester, Lancashire, M35 9HD

**TO LET**



# 310 Ashton Road East, Manchester, Lancashire, M35 9HD

\*\*\*UNIQUE OPPORTUNITY\*\*\*SUBSTANTIAL HOUSE \*\*\*\*SUCCESSFUL RESTAURANT/CAFE\*\*\*PROPERTY AND BUSINESS PACKAGE\*\*\* Cousins Estate Agents are pleased to offer this one-of-a-kind combination EXTENDED THREE BEDROOM HOUSE WITH RESTAURANT/CAFE for sale, situated in popular Failsworth.

"The tea Shop on the Corner"

The business has fantastic reviews on Facebook & Tripadvisor, and has been generating a significant turnover. It is ideally situated in a central residential location in Failsworth close to Daisy nook and comes with furniture, appliances, menus ready to continue trading immediately.

Accountants reports will be available on request to a serious buyer.

Menu available.

## Main Shop

**19'8"\*14'6" (6\*4.42)**

Styled interior suitably decorated to create a homely and welcoming ambiance. Both inside and outside seating (subject to COVID seating regulations) with large front and side windows creating a bright, light environment. Light fittings. checked black and white flooring.

## Shop kitchen

**13'1"\*14'6" (4\*4.44)**

Large side bay room. uPVC window. Worktop. Sink with white tiled wall. checked black and white flooring. uPVC door to rear

## Hallway/storage area

**11'0"\*5'0" (3.36\*1.54)**

Stacking area with wall cupboards. checked black and white flooring.

## Rear Kitchen/Utility room

Kitchen serving main house. Upper and lower kitchen units. Tiled wall/splashback. uPVC door and window to rear yard. Boiler. Freestanding Dishwasher and Washing machine. checked black and white flooring.

## Store room

**11'9"\*11'9" (3.6\*3.6)**

Extension

## Shop toilet

Outhouse in yard

## Lounge/Diner

**19'8"\*14'6" (6\*4.42)**

First floor. Corner feature fireplace. Wood finish flooring. Two uPVC front window with curtains. Two light fittings

## Bathroom

**6'4"\*8'2" (1.94\*2.5)**

Three piece white bathroom suite. Extended shower area to bath with shower screen. Overhead shower. Fully tiled with central feature tile. Mosaic tiled floor. uPVC rear facing window

## Bedroom (First floor)

**11'5"\*11'7" (3.5\*3.54)**

Wood finish flooring. Central light fitting. uPVC window with curtains. Cupboards. Central light fitting

## Bedroom (Second floor)

**11'5"\*8'10" (3.487\*2.7)**

Wood finish flooring. Spotlights. Two Velux skylights. Radiator

## Bedroom 2 (Second floor)

**9'0"\*11'9" (2.756\*3.584)**

Front facing with round 'boat' window. Two Velux skylights. Spotlights. Wood finish flooring

## Bathroom (Second floor)

**8'7"\*6'2" (2.63\*1.88)**

Velux Skylight. Toilet with corner shower. Fully tiled with central feature tile. Mosaic tiled floor. Spotlights

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

