

Licensed Restaurant

Business/Lease/Fixtures & Fittings

£79,950

Ref: 6371

Rozafa

27a St. Petersgate

Stockport

Cheshire

SK1 1EB



Business Characteristics

- Taking £5,000 per week
- Rent £325 per week
- Town centre location
- Landlord may consider sale of property
- Surrounded by numerous offices, shops, pubs, casino & eateries
- First floor premises
- Seating for approximately 70
- Much resurging area for food businesses
- Benefits from high levels of passing trade
- Hours of Opening 5:00pm - 10:00pm Tuesday to Thursday, 5:00pm - 11:00pm Friday & Saturday, Closed Mondays
- New Lease Available



www.hsh.co.uk

0161 233 9090

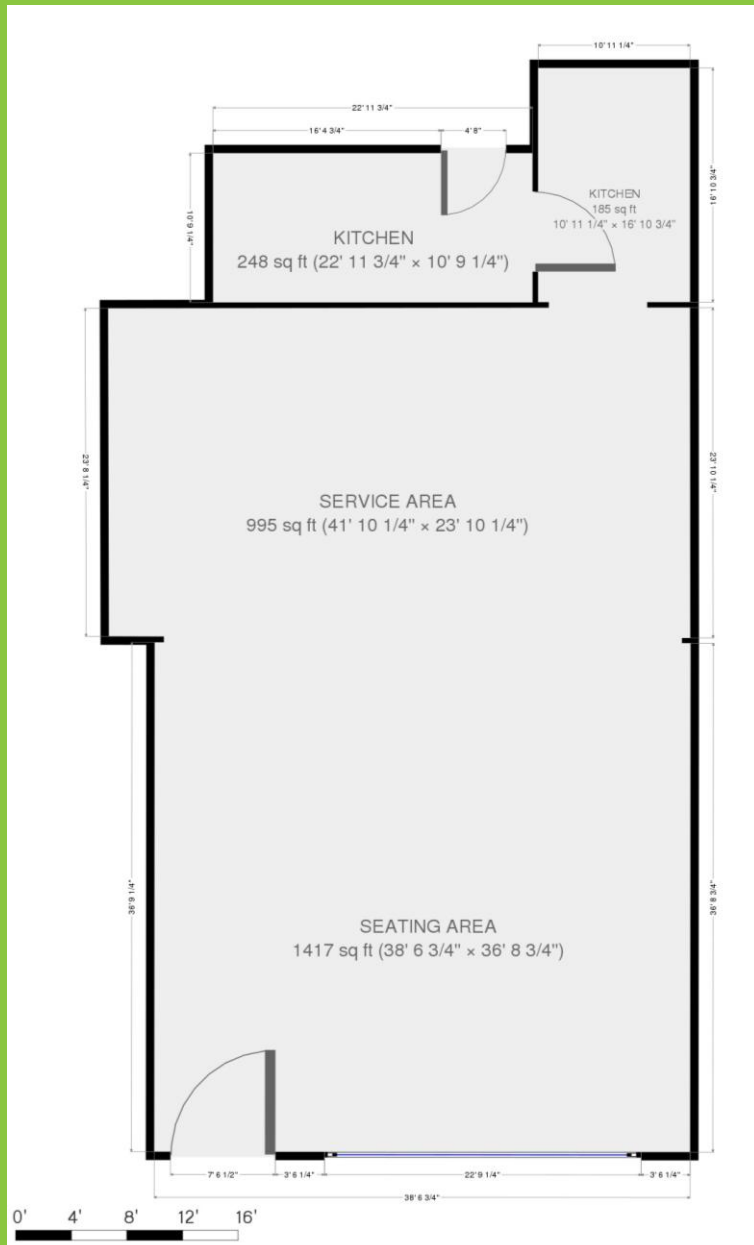
info@hsh.co.uk



Business This well - established business has been owned by our client since 2005 and is only for sale today due to our client's ill health. The business achieves its current level of turnover, without much outside marketing, therefore offering a fantastic opportunity for an enthusiastic owner operator to increase the takings, by way of, for example, capitalising on the recent surge of food businesses to the area.



Accommodation The premises are superbly quipped throughout providing ground floor entrance, large first floor restaurant seating approximately 70 plus cocktail bar, kitchen which is fitted to a very high standard and toilets.



OFFICE LOCATED AT: Westgate, 44 Hale Road, Hale, Cheshire WA14 2EX

Company Registration Number: 0C322433

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT THROUGH THIS OFFICE

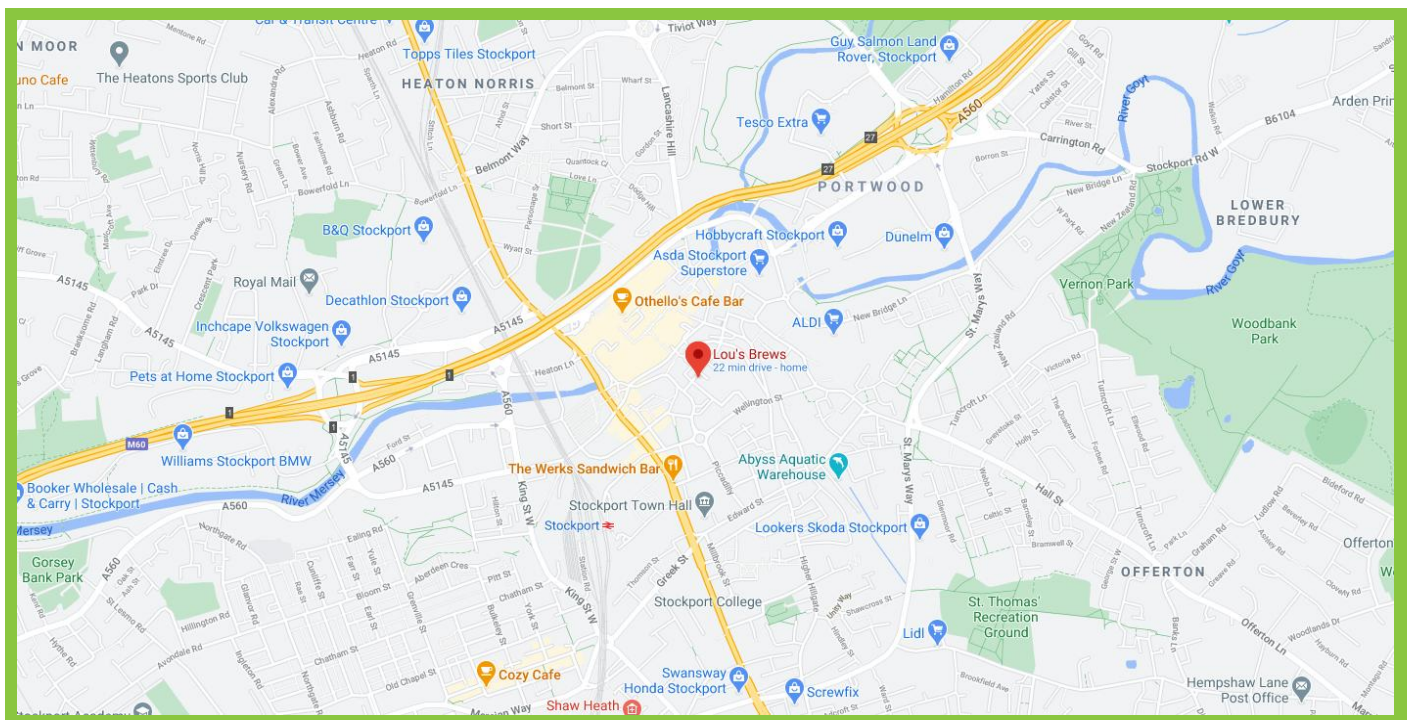
HARVEY SILVER HODGKINSON for themselves and for the vendor(s) or lessor(s) of this property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and no warranty is given by the vendor(s), their agents, or any person in their employment. Offered subject to contract, prior sale or withdrawal. Room sizes quoted are approximate only.

Stockport is a large town in Greater Manchester. It lies on elevated ground 7 miles south-east of Manchester City Centre, at the point where the rivers Goyt and Tame merge to create the River Mersey. Stockport is the largest settlement in the metropolitan borough of the same name. Dominating the wester approaches to the town is the Stockport Viaduct, built in 1840; the viaduct's 27 brick arches carry the mainline railways from Manchester to Birmingham and London over the River Mersey. The structure featured as the background in many paintings by L.S. Lowry.

Rozafa is superbly situated in the middle of a busy parade in the town centre, surrounded by numerous offices, businesses, pubs and various eateries, It is near the court, a casino and a large residential area. The business also benefits from high levels of passing trade.

Alcohol Licence This property has a premises Licence granted by the relevant local authorities. It is a requirement of the Licensing Act 2003 that properties serving alcohol have a designated premises supervisor who must be the holder of a Personal Licence. Prospective purchasers are advised to take appropriate specialist advice.

Under section 21 of the Estate Agent Act 1979, we hereby declare a personal interest in the freehold property. The Directors of the company who own this property are members of this firm.



Sat Nav Address:
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Cheshire
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