

Café

Business/Lease/Fixtures & Fittings

£59,950 plus stock at value

Ref: 1081

Café Cleo

4 Goose Green

Altrincham

Trafford

WA14 1DW



Business Characteristics

- Taking £4,000 per week
- Rent £193 per week
- Seating for 14 with alfresco
- Desirable town centre, surrounded by businesses, shops, gyms, car parking, near to cinema, public transport links & train stations
- High levels of passing trade
- Established in 2018
- Hours of Opening: 9:30am – 2:15pm, Open 6 Days
- 10 year lease from February 2023 with 3 year rent reviews



HARVEY SILVER
HODGKINSON

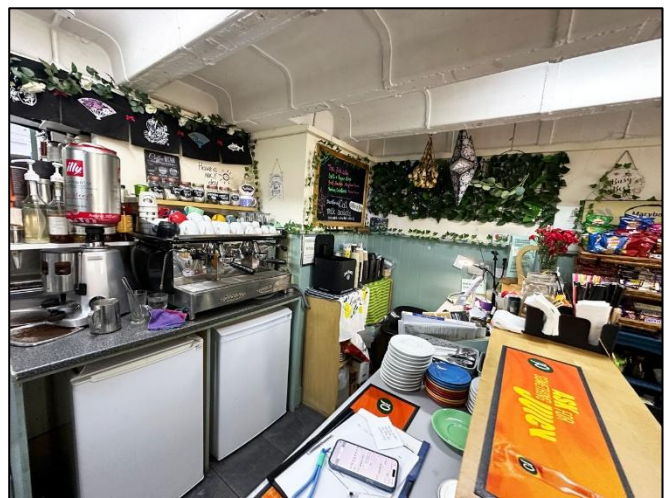
www.hsh.co.uk

0161 233 9090

info@hsh.co.uk



This site is being listed for sale due to our client's change in personal commitments. This presents a fantastic opportunity to acquire a well presented Cafe in Altrincham, Trafford. Situated in the desirable Goose Green area, surrounded by many other business, cinemas, gyms and public transport links. The site welcomes high levels of passing trade and strong footfall. The business achieves its current level of turnover, whilst offering further potential for an enthusiastic owner/operator to increase the takings, by way of, for example, extending the opening hours and expanding on the current menu.

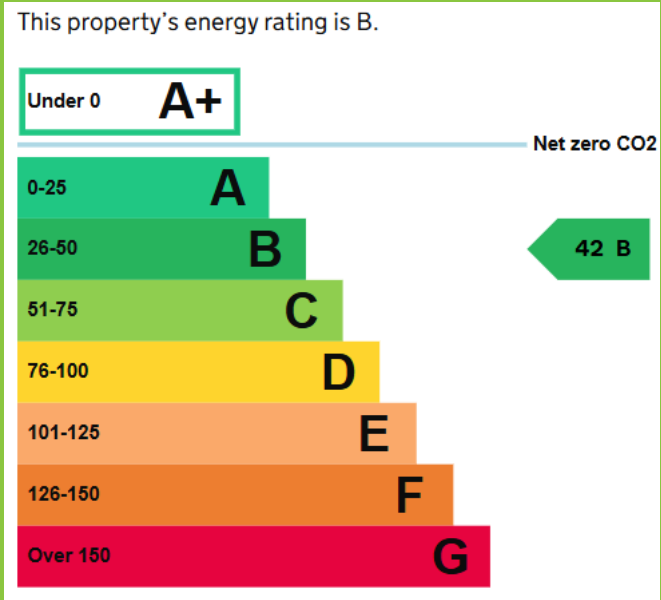


Property Description

Alfresco seating, entrance, seating area for 14, service counter, hot drinks preparation area, preparation area, rear kitchen providing 4 burner oven, hot plate, washing up area, small office area, staff W/C and exit to 2 small storerooms and bin area.



Cafe floor areas	
Description	Area m ² /unit
Ground floor retail zone a	22.2
Ground floor retail zone b	7.1
Total	29.3



In accordance with Anti-Money Laundering Regulations proof of identification, residence and confirmation of the source of funding will be required from the purchaser

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.

HARVEY SILVER HODGKINSON

Altrincham is a market town in the Metropolitan Borough of Trafford, Greater Manchester, England. It is located south of the River Mersey, 8 miles south-west of Manchester, 3 miles south-west of Sale and 10 miles east of Warrington. At the 2021 census, the built up area had a population of 49,680. Trafford is a metropolitan borough of Greater Manchester, England, it covers 106 square kilometres and includes the towns of Altrincham, Stretford, Urmston, Partington and Sale.

Café Cleo This business is located in the desirable Altrincham town centre, surrounded by many other businesses, shops, large gyms, car parking and near to a large Vue cinema, ample public transport links and train stations, benefitting from high levels of passing vehicular and pedestrian trade.



Sat Nav Address:
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Altrincham
Trafford
WA14 1DW



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