

Former Café

TO LET

Previously trading as "Little Mo's Fuel Stop Cafe"



Thynne St

Bolton

BL3 6AY

Fantastic opportunity to lease former café premises (still partially fitted) and re-establish what once was a thriving business.

Trading from large ground and first floor premises amidst a mainly industrial area the premises may be suitable for alternative uses (subject to planning and landlords consent).

Large café area with seating area to the rear along with first floor storage (or possible living accommodation).

Viewing recommended by appointment.

The accommodation briefly comprises:

Ground Floor:

Kitchen area: approx 18'10 x 15'2

Rear dining area: 11'1 x 21'10

First Floor:

Kitchen/lounge: 10'7 x 22'5

WC and bathroom

Bedroom: 12'5 x 11'4

Yard: Small enclosed yard area leading into the entrance for the café/

Lease: The property is to be offered on a new term of lease based on a rental of £5500 PAX

Legal Pack Service:

We are pleased to offer a simple, quick affordable solution, if both parties are agreeable. We can undertake a Law Society Lease Agreement without the delay of dealing with a solicitor. This service is available at a charge of £240 payable by the tenant.



Viewing arrangements: Strictly by appointment with selling agents :

Brookes Commercial Property Ltd
104 St Georges Rd Bolton BL1 2BZ

Telephone on 01204 525623.

Email – brookesproperty@lineone.net

WEB – www.brookeandco.co.uk

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"The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

"Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property."

"The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts".

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