



47-49 BLOOM STREET | MANCHESTER | M1 3LY



1,629 sq ft (151 sq m)

CITY CENTRE RESTAURANT &  
TAKEAWAY PROPERTY WITH VACANT POSSESSION

FOR SALE

## DESCRIPTION

47-49 Bloom Street is a middle of terrace three storey restaurant and takeaway property which has been established trading as Safad for many years. The property which is being sold with vacant possession has a takeaway/dining function at ground floor level together with restaurant facilities at first and second floor level. The ground floor also incorporates kitchen, prep and storage areas. The property also has a very usable basement (not measured) currently in use for food and equipment storage.

An internal inspection is highly recommended.

## LOCATION

The property is very prominently located fronting onto Bloom Street in Manchester city centre very close to Sackville Street and Canal Street in Manchester's well and long established Gay Village.

Refer to map

## FLOOR AREAS

The property extends to 1,629 sq ft with the accommodation arranged as follows:

Ground Floor	597 sq ft
First Floor	516 sq ft
Second Floor	516 sq ft
<b>Total</b>	<b>1,629 sq ft</b>

## SERVICES

We understand that all mains services are available.

## ENERGY PERFORMANCE CERTIFICATE

Available on request

## PRICE

£450,000

Further details on application.

## RATES

The property has a Rateable Value of £21,750 in the current rating list. Therefore, we estimate that the rates payable in the current year (2019/2020) will be in the order of £10,962. Further enquiries to the Commercial Rating Team of Manchester City Council..

## VIEWING

Please contact the Sole Agents; Haughton Warburton on 0161 839 0080.



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