



File Ref: NW-921602

# Orange Tree

The Radius Scheme, Fairfax Road, Prestwich, Lancashire M25 1AS



Tenure  
To Let

New free-of-tie  
lease available

- Contemporary bar and dining unit
- Prestwich town centre
- Total floor area 5,123 sq ft
- Rent £45,000 per annum
- Available part-furnished



**Ian Taylor**

Senior Associate

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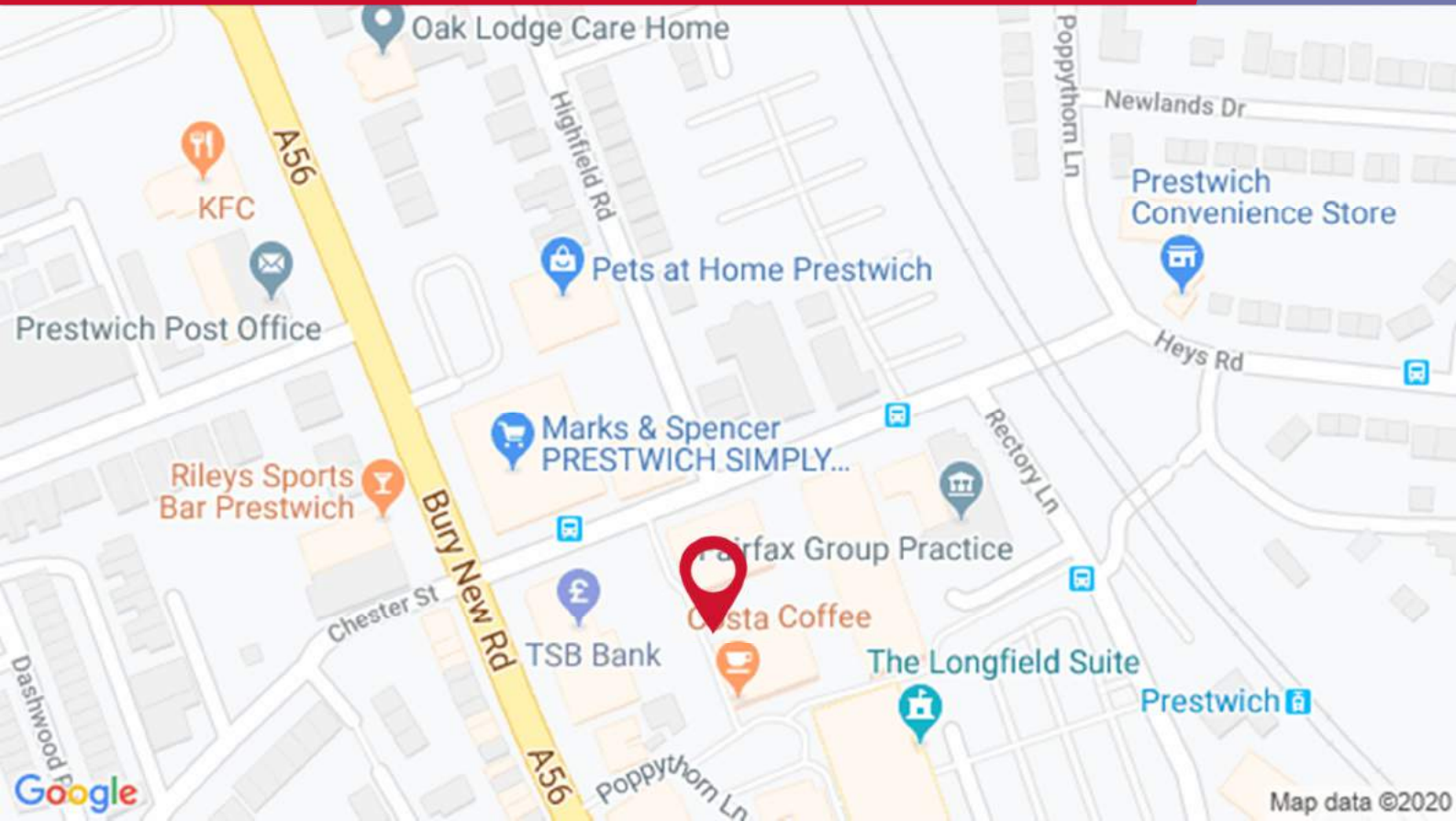
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## Location

The premises is located within a leisure development that includes; Croma, Panama Hatty's and Costa Coffee.

Prestwich is an affluent suburban district of North Manchester, situated approximately 3 miles from the city centre.

The village centre has seen substantial investment in recent years with a new leisure development together with a new M & S Simply Food supermarket, all located within the immediate vicinity.

## Description

A modern purposes built bar and restaurant unit constructed of steel frame with open glazed frontage, residential apartments above and with a central service core to the rear.



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## Trade

The business is currently closed.

It had traded as a contemporary high street bar offering traditional bar meals. Custom was predominantly drawn from the local area

The premises could easily be re-opened as premium bar, and restaurant.

No current accounting information is available. So far as the trade is concerned, prospective buyers must rely on their own investigation, inspection, advice and opinion as to the trading potential of the property.

## Accommodation

### Ground Floor

The main entrance opens into a contemporary furnished, open plan trading area.

To the right-hand-side is a bar servery with tiled apron to the front. The bar is carpeted and has booth style seating, fixed seating, timber table and chairs and two feature fireplaces. To the left-hand-side is a slightly raised dining area.

Ancillary rooms comprise of; wash-up area, disabled customer toilets and two dumb waiters.

### First Floor

There are ladies and gents customer toilets, a staff changing room, staff WC, an office, a beer store, and a catering kitchen which has a range of stainless steel equipment.





## Floor Area

Total floor area is approximately 5,123 Sq ft GIA ( 476 Sq m)

This floor area is only to be used as an indicative guide to the size of the unit.

## Tenure

Our client is offering a new free-of-tie lease agreement. The guide rent is £45,000 per annum.

The agreements will be fully repairing and insuring. The principal terms and the length of agreement can be varied by negotiation to the right operator.

## Application Procedure

Please submit an application form and brief Business Plan outlining Your Experience, Financial Position and Operational ideas to either;

- [ian.taylor@fleurets.com](mailto:ian.taylor@fleurets.com)
- [CMulloy@cheetham-mortimer.com](mailto:CMulloy@cheetham-mortimer.com)

## Business Rates

The property is in an area administered by Bury Council.

We are advised the 2017 Rateable Value has been assessed at £81,750.

## Fixtures & Fittings

The Fixtures & Fittings that remain on the premises can be bought in addition at the time of completion.

Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded.

An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.

## Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:

- Sunday - Thursday 10:00am to 00:00 midnight
- Friday - Saturday 10:00am to 01:00am

## EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.



## Services

We are informed that the premises benefit from all mains services as well as gas central heating, a burglar alarm system, CCTV and air conditioning.

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

## Joint Instruction

Fleurets are jointly instructed together with Cheetham & Mortimer to market the property To Let.



Conor Mulloy at Cheetham & Mortimer is handling the letting - [CMulloy@cheetham-mortimer.com](mailto:CMulloy@cheetham-mortimer.com)



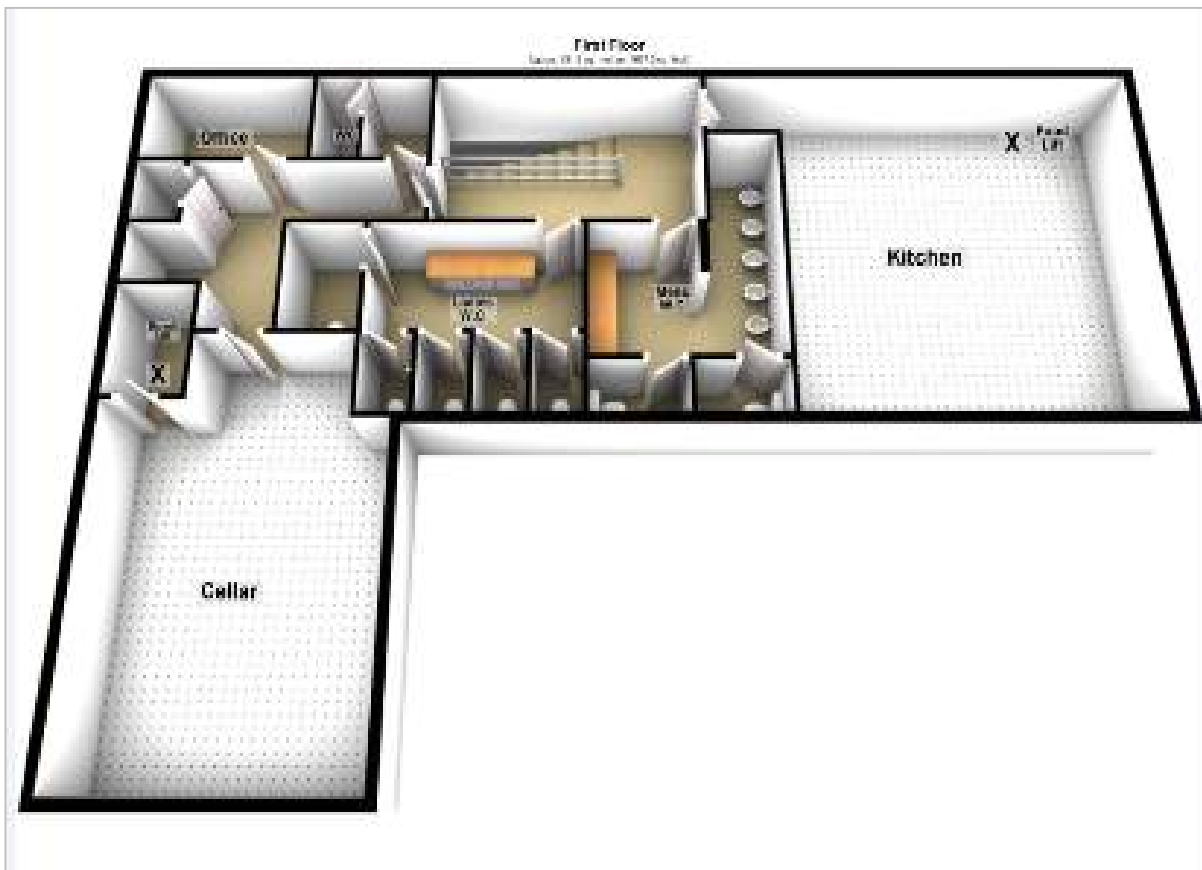
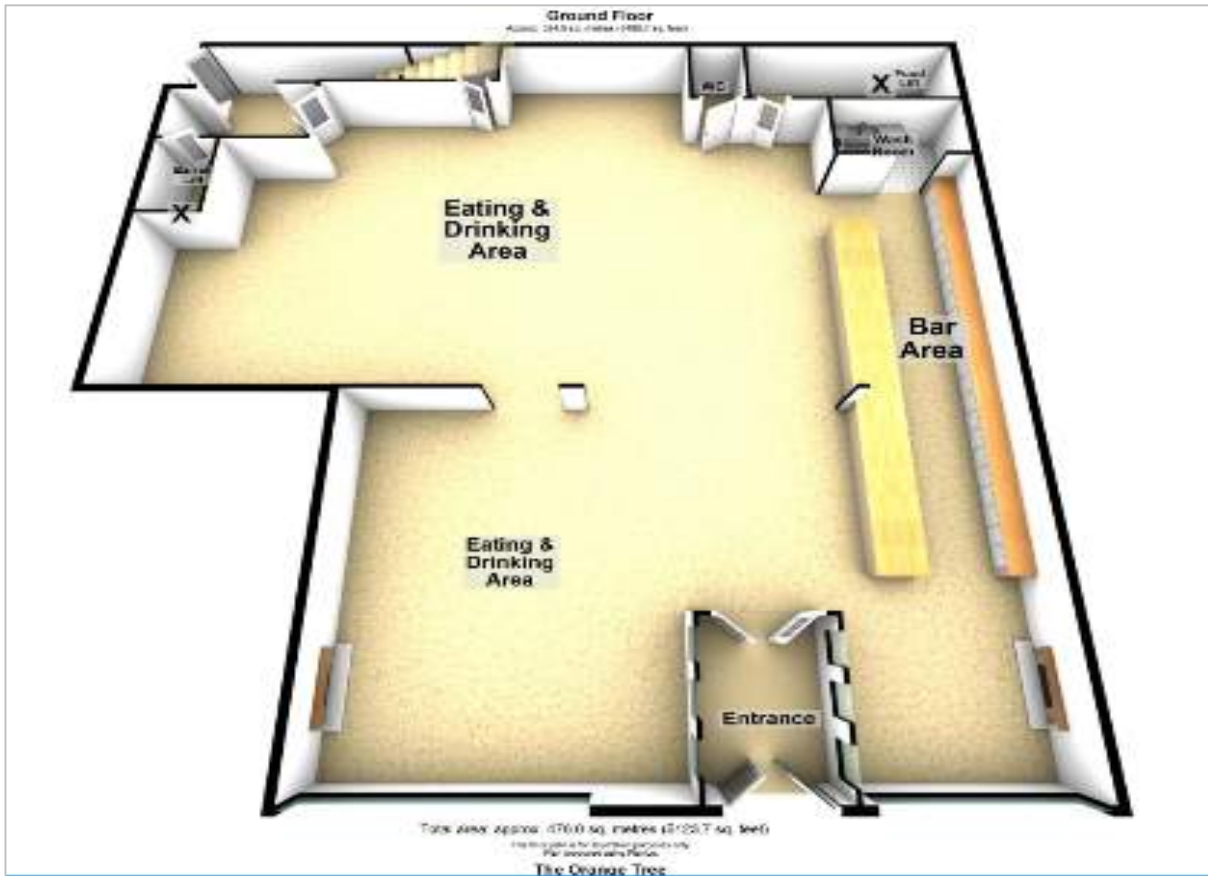


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