# THE BLACK BOY, 213-217 LIVERPOOL ROAD ECCLES M30 0QW

# TO LET £8,000 P.A.

**FORMER PUBLIC HOUSE ON MAIN ROAD**

**WOULD SUIT RESTAURANT OR TAKEAWAY**

**GROUND FLOOR RETAIL AREA APPROX. 1,140 SQ FT**

**CELLARS – CUSTOMER W.C.s**

**REAR YARD**

## DESCRIPTION

This former Public House is located close to Eccles town centre on a busy main road. The building occupies a prominent corner position and benefits from a rear yard/parking to the rear.

The ground floor of the building is available to let and would suit a variety of businesses including a restaurant, takeaway or retailer.

Additionally, there is scope for dividing the unit into two ground floor retail units. Prices upon application.

## THE ACCOMMODATION COMPRISES

### SHOP FRONT

The main access to the property is via double doors onto Liverpool Road. There are numerous windows to the front and side of the building.

### RETAIL AREA ONE (25' x 20'4") (513 sq ft)

Accessed via double doors from Liverpool Road. Spacious retail area with central heating radiator, numerous power points, fluorescent strip lighting, part tiled floor, 4 x double glazed windows to the front and side of the property, wood panelling to walls, access to rear hallway.

### RETAIL AREA TWO (25' x 24'9")

Second retail area with access to cellars, 4 x double glazed windows to the front elevation, central heating radiator, fluorescent strip lighting, potential for door access to Liverpool Road, access to rear hallway.

### REAR HALLWAY

To the rear of the property with access to the separate male and female customer W.C.s Door to rear yard. There is currently a staircase to the first floor. This is due to be blocked off, as the first floor will be offered as residential accommodation separately.

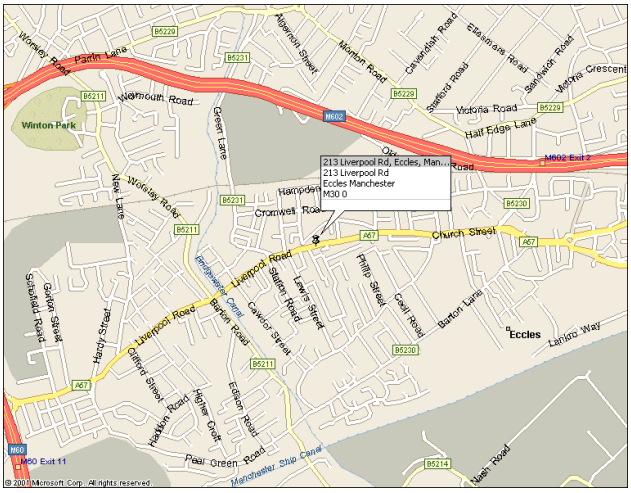
### CUSTOMER W.C.s

Separate male and female W.C.s to the rear of the property.

### EXTERNAL

To the rear of the property is a yard, offering the possibility of parking or exterior customer area.

### RATEABLE VALUE
(Vendor pls confirm)

### RATES PAYABLE
(Vendor pls confirm)

### VIEWING
Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555