



# For Sale

**7 Vale View  
Vicarage Lane  
Bowdon  
Altrincham  
WA14 3BD**



## **Vacant, well appointed two storey former café/restaurant premises suitable for alternate uses (stp)**

- 1,123 Sq Ft (104.4 Sq M)
- Suitable for conversion to residential (stp)
- Suitable for an owner occupier or investor
- Well appointed accommodation with full height basement previously uses as kitchen.
- Rear Access

Centurion House, 129 Deansgate,  
Manchester M3 3WR

[www.tfcproperty.com](http://www.tfcproperty.com)

**Tel: 0161 234 0777**



**Commercial Property**  
Advisers and Agents



**For Sale**

**0161 234 0777**

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WA14 3BD**

**LOCATION**

The property is situated in the prominent position fronting Vicarage Lane in Bowdon in a parade of shops and residential properties, directly opposite there is a Co-op convenience store and post office.

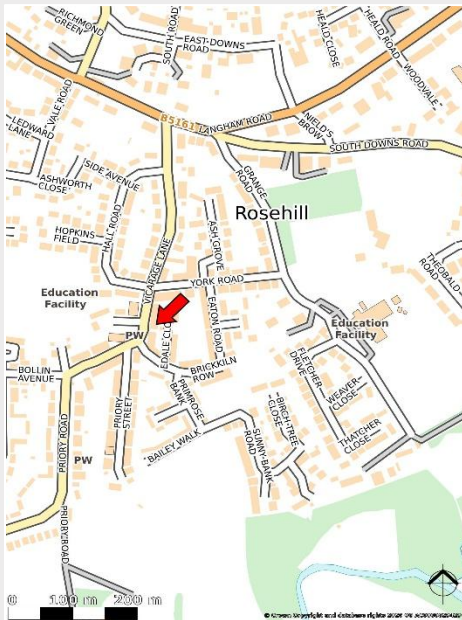
Vicarage Lane connects to the B5161 Langham Road which in turn connects to the A56 and thereafter the M56 at Junction 7. Hale train station is a 15 minutes walk whilst the popular destination of Altrincham is within a short drive.

**DESCRIPTION**

The property comprises a mid terrace former cafe. The building is of traditional brick construction under a pitched slate roof. The property benefits from double glazing.

To the ground floor there is a large open plan area (approx 16 covers) and a serving area. To the rear is a single WC. There are stairs to the basement which has been refurbished and currently houses the kitchen, storage and prep areas. There is access to the rear yard from the ground floor and basement.

To the first floor is a further open plan area (approx. 18 covers) and another single WC to the rear as well as some storage.



**ACCOMMODATION**

Measured on a net internal basis but including toilets; the property provides the following area: -

	Sq ft	Sq M
Ground	394	36.5
First	372	34.6
Basement	357	33.22
<b>Total</b>	<b>1,123</b>	<b>104.4</b>

**SERVICES**

The property benefits from a gas fired central heating system complimented by wall mounted radiators. There are spotlights and pendant light to the ground and first floor and strip lighting to the basement.

**RATEABLE VALUE**

Shop & premises £11,500

**EPC**

Available upon request.

**VAT**

VAT will be charged on all outgoing at the prevailing rate.

**TENURE**

Freehold

**PRICE**

£325,000 excl.

**AML**

A potential purchaser will be required to satisfy all the vendor's (and their agents) AML requirements when heads of terms are agreed.

**VIEWING**

Via the sole agents TFC on 0161 234 0777



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