

£1,500 Per Month

1100.00 sq ft



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163 Elliott Street, Tyldesley, Manchester M29 8FL

## Summary

Amco Commercial are pleased to offer this comprehensively fitted-out ground and first floor café and restaurant unit extending to 1,101 sqft (102.3 sq m) in total, prominently situated on Elliott Street, the principal retail thoroughfare through Tyldesley town centre.

The ground floor extends to 554 sq ft (51.5 sq m) and comprises a stylish customer-facing area and a fully equipped commercial kitchen. The customer area has been fitted to a high standard throughout, featuring dark marble-effect porcelain floor tiling, a suspended grid ceiling with recessed LED downlighters and feature blue LED ambient lighting. The commercial kitchen is fitted with full stainless steel diamond-plate wall cladding, a heavy-duty extraction canopy with ventilation ducting, a commercial multi-burner gas range, fryer station, A separate rear preparation kitchen provides a commercial double sink, wall-mounted combination boiler, additional refrigeration, and independent rear access.

The first floor extends to 547 sq ft (50.8 sq m) and is accessed via an internal staircase. Currently used for storage, the space offers significant scope for conversion to additional customer seating, a private dining room, staff facilities, or ancillary office use, subject to any necessary consents.

## Key Features

- Newly Refurbished
- High Footfall Area
- Ready To Trade
- Spacious Uppers

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Enquiries & Viewings

For further information or to arrange a viewing of this property, please contact our office:  
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