



204 Wigan Road, Bolton, Lancashire, BL3 5QE

£260,000

The Purple Property Shop are delighted to offer to the market this semi-detached family home previously known as Café Vienna, Wigan Road, Bolton.

A well-equipped café premises to the ground floor with separate living accommodation above. The business has traded as a Café for over 35 years. Only now does the property come to market as our client is looking to spend more time with family and potentially move location.

Café Vienna has stylish décor and is fully equipped to suit the trade.

Upon entrance is the counter area with a spacious seating area to the rear of the property. The café also benefits from a customer toilet, large fully fitted commercial kitchen, prep room and



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## GROUND FLOOR

### Entrance Hallway

Carpeted flooring.

### Counter area

3.2m x 3.7m (10' 6" x 12' 2") Carpeted flooring, front elevation window, partly tiled flooring behind counter, fitted shelving units.

### Seating area

3.2m x 9.0m (10' 6" x 29' 6") Carpeted flooring, rear elevation window, access through to customer bathroom and kitchens. The seating area provides room for 44 covers.

### Customer W/C

Tile flooring, side elevation frosted window, W/C and hand wash basin.

### Prep Room

2.1m x 4.0m (6' 11" x 13' 1") Tile flooring, plumbed for a washing machine, side elevation window and door through to rear yard.

### Hallway

Hallway allowing access down to the cellar.

### Cellar

Currently used for storage.

### Kitchen

6m x 3.9m (19' 8" x 12' 10") Tile flooring, rear elevation window, hand wash basin. Fully equipped industrial kitchen ready for use.

### Storage room

3.4m x 3.6m (11' 2" x 11' 10") Hardboard flooring, front elevation window, access through to entrance hallway.

## FIRST FLOOR

### Stairs/landing

Carpeted flooring, provides access to all three bedrooms and bathroom.

### Bedroom 1

3.2m x 6.5m (10' 6" x 21' 4") Carpeted flooring, rear elevation window and en-suite bathroom.

### En-suite bathroom

Carpeted flooring, rear elevation frosted window, shower cubicle, hand wash basin and W/C.

### Lounge

6.9m (into bay) x 3.2m (22' 8" x 10' 6") Large front elevation bay window, space to accommodate an electric fire.

### Bathroom

Carpeted flooring, wall fitted mirror, three piece suite consisting of hand wash basin, W/C and bath.

### Bedroom 2

4.1m x 3.5m (13' 5" x 11' 6") Carpeted flooring, two front elevation windows, fitted wardrobes and vanity unit.

### Bedroom 3

2.4m x 4m (7' 10" x 13' 1") Carpeted flooring, rear elevation window.

## EXTERIOR

### Rear yard

Paved enclosed rear yard with access gate. Alleyway to the side of the property allowing access to the rear.

## Additional Information

### Tenure

FREEHOLD

### Local Authority / Council Tax / Annual Charge

Bolton / Band A / £1,302.75 (relates to the first floor residential living area only)



TOTAL COVERED AREA: 1027 SQ M (11013 SQ FT APPROX)  
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