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COMMERCIAL ESTATE AGENTS

227/229 Church Street, Blackpool, FY1 3PB

Specialists for over 50 years in the sale and valuation of businesses, hotels and all types of commercial properties.

NB: The particulars set out in these details do not form part of an offer of contract. Any intending tenant/purchaser must satisfy self by inspection or otherwise as to their accuracy. Neither Kays nor the vendor has any authority to make or give any representation or warranty in relation to this property.



CAFÉ, TEA & COFFEE HOUSE

Reference: 010637

Leasehold Price: £43,000

Tenure Type: Leasehold

LOCATION

The premises occupies a sought after and prime trading location in Ansdell on Woodlands Road and the corner of Kingsway. It benefits from a wealth of passing vehicle and pedestrian trade and is a main high street / thoroughfare for Ansdell. Surrounding areas comprise of dense residential property. Local shops and amenities are nearby as is the Co-op supermarket and local pubs/restaurants.

DESCRIPTION

Established Café, Tea & Coffee House located on a prime corner position in Ansdell, Lytham St. Annes. The business has been successfully operated and is only being sold for personal reasons. Internal viewing is highly recommended to appreciate the design and décor. The business is being sold with a full inventory and offers an excellent opportunity for a new owner. The accommodation caters for approximately 25 covers internally, with space for further covers externally. There is a customer WC and storeroom to the ground floor. An internal staircase leads down to the Basement

floor, which has good ceiling height and offers excellent storage. Viewings are highly recommended by appointment only.

ACCOMMODATION

Ground Floor: Gross Area: 630 sq ft; Store room; WC with wash hand basin.

Stairs leading down to: Basement, with good ceiling height. Circa. 500 sq ft

Exterior: Seating area to the front

TENURE: A new 3-year FRI lease is available with full terms to be negotiated, rent £9,450 per annum. The incoming tenant is responsible for the landlords' legal fees.

SERVICES: Electric and water only. There is no gas to the premises. EPC Rating: E

ACCOUNTS: A copy of accounts will be available to interested parties following a formal viewing with the owner.

Viewing STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

The Blackbird Tea & Coffee House 61 WOODLANDS ROAD, ANSDALL, LYTHAM ST. ANNES FY8 1DA



