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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.



Licensed Cafe & Takeaway

Reference: 010461

Leasehold Price: £79,950

Tenure Type: Leasehold

DESCRIPTION: Stylish and contemporary Licensed café with takeaway situated in the superb trading location of Clifton Street in Lytham Town Centre. The Café sells a range of breakfasts, sandwiches, light meals, toasted snacks, desserts, hot and cold drinks as well as alcohol. Café with approx. 36 covers plus forecourt seating for 16. 10 year lease from September 2019, rent £21,000 per annum.

Ground Floor (approx. 862 sq ft): Main Entrance with feature glass decorative panel leading to: Stylish open plan dining area with approx. 36 covers, servery area with counter, stylish drop ceiling lighting, fitted shelving to walls and fitted base units with a range of equipment including

commercial coffee machine, hot water dispenser and electronic till; Ladies and Gents Toilets; Kitchen with non-slip flooring and a range of equipment including stainless steel commercial extractor unit, Lincat oven, Lincat grill, fridges and freezers, refrigerated bain-maries, microwaves and stainless steel worktops and shelving units; Separate Washing-Up area with stainless steel sink and commercial dishwasher.

EXTERIOR: Forecourt trading for approx. 16 diners, rear yard with secure outhouse for storage.

SERVICES: Electric and water services connected also air conditioned.

HOURS: Mon to Fri 9.30am to 4pm. Sat 9.30am to 5pm. Sun 10am to 4pm.

BUSINESS: Management accounts will be made available to interested parties following a viewing.

TENURE: Leasehold. 10 year Lease from September 16th 2019, rent of £21,000 pa.

Viewing STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

No.93 Lytham, 93 Clifton Street, Lytham FY8 5EH



