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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 Restaurant Premises

Reference: 010396

Leasehold Price: Legal Fees plus £15,000 deposit

Tenure Type: Leasehold

DESCRIPTION: Licensed Restaurant situated in the busy trading location of Orchard Road in St Anne's On Sea. The Restaurant previously traded as the well known Moghul Indian Restaurant but ceased trading in March 2020. Fully equipped and licensed till 2am, suit a number of uses. New lease, rent £12,000 per annum. Cannot be used as an Indian Restaurant due to competition nearby.

Ground Floor (approx. 1,071sq ft): Vestibule entrance leading to Main Restaurant and Bar Lounge Area with fitted bar with seating and a range of equipment including; Dining Room with wood effect flooring, concealed lighting, and seating for 44 diners; Kitchen with a range of catering equipment, commercial fridges and freezers;

First Floor: Ladies and Gents Toilets;

SERVICES: The premises are air conditioned. Additional first floor and second floor accommodation are available by separate negotiation. A full inventory will be provided and remain in the ownership of the landlord. Cannot be used as an Indian Restaurant due to competition nearby.

TENURE: Leasehold. New flexible lease offered at a rent of £12,000pa.

Viewing STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

12 Orchard Road, Lytham, St Annes



