

BUSINESS FOR SALE

EXCELLENT, UNIQUE OPPORTUNITY

BLACKPOOL WAKE PARK
REAM HILLS CARAVAN PARK
MYTHOP ROAD
WEETON (NEAR BLACKPOOL)
LANCASHIRE
PR4 3NB

- EXCELLENT BUSINESS OPPORTUNITY
- LAKE/ LEISURE ACTIVITIES INCLUDING EQUIPMENT
- AQUA PARK INFLATABLES APPROX 1 YEAR OLD
- OUTDOOR LICENSED CAFÉ LOCATED ON SITE INCLUDED
- LOCATED WITHIN A PRESTIGIOUS HOLIDAY PARK
- CAR PARKING
- VIEWING IS ESSENTIAL
- ACCOUNTS AVAILABLE ON REQUEST

BUSINESS INGOING: £295,000

RENT: £50,000 PER ANNUM EXCLUSIVE



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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f: 01253 765260 w: www.duxburyscommercial.co.uk

MYTHOP ROAD, WEETON

LOCATION

Blackpool Wake Park is located on Mythop Road, just outside of Weeton Village. Positioned next to the prestigious Ream Hills Holiday Park, the business advertised is surrounded by the picturesque scenery of the countryside.

On exiting Junction 4, proceed down Preston New Road (A583) towards Blackpool and turn right at the traffic signals and on to Mythop Road. The Wake Park is 1.7 miles on the right-hand side, signposted 'Ream Hills Caravan Park'.

DESCRIPTION

This is an excellent opportunity to purchase an established leisure business located on Mythop Road, Weeton. There are a range of activities available to the public such as the inflatable Aqua Park, wakeboarding, kayaking and paddleboarding. There is also a licensed café located on site for customers or the general public which is included in the business sale.

The inflatable aqua park equipment is approximately a year old. Included in the sale, is the equipment from the Lake activities and the café fixtures and fittings.

EQUIPMENT

Watersports

Some of the water sports equipment included in the business ingoing:

- Aqua Park
- Wakeboarding obstacles
- Kayaks
- Paddleboards
- Wetsuits and helmets
- Climb on platforms
- Maintenance pontoons
- Outboard engines

Café

Some of the café equipment included in the business ingoing:

- Microwaves
- Pizza oven
- Coffee machine
- Fridges and freezers
- Beer pumps
- Indoor and outdoor furniture

Full details of what is included in the inventory are available by request.

LEASE/Legal FEES

A new lease is available with terms to be negotiated with the Landlord. The rent includes the café building and the lake. There are no restrictions on trading hours for the Café or Lake.

EPC

TBC

ACCOUNTS

Full accounts available by request.

BUSINESS RATES

To be confirmed.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents.

VAT

All prices quoted do not include VAT but may however be subject to VAT at the prevailing rate

VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning

Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.

(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

(3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

(4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

(5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.





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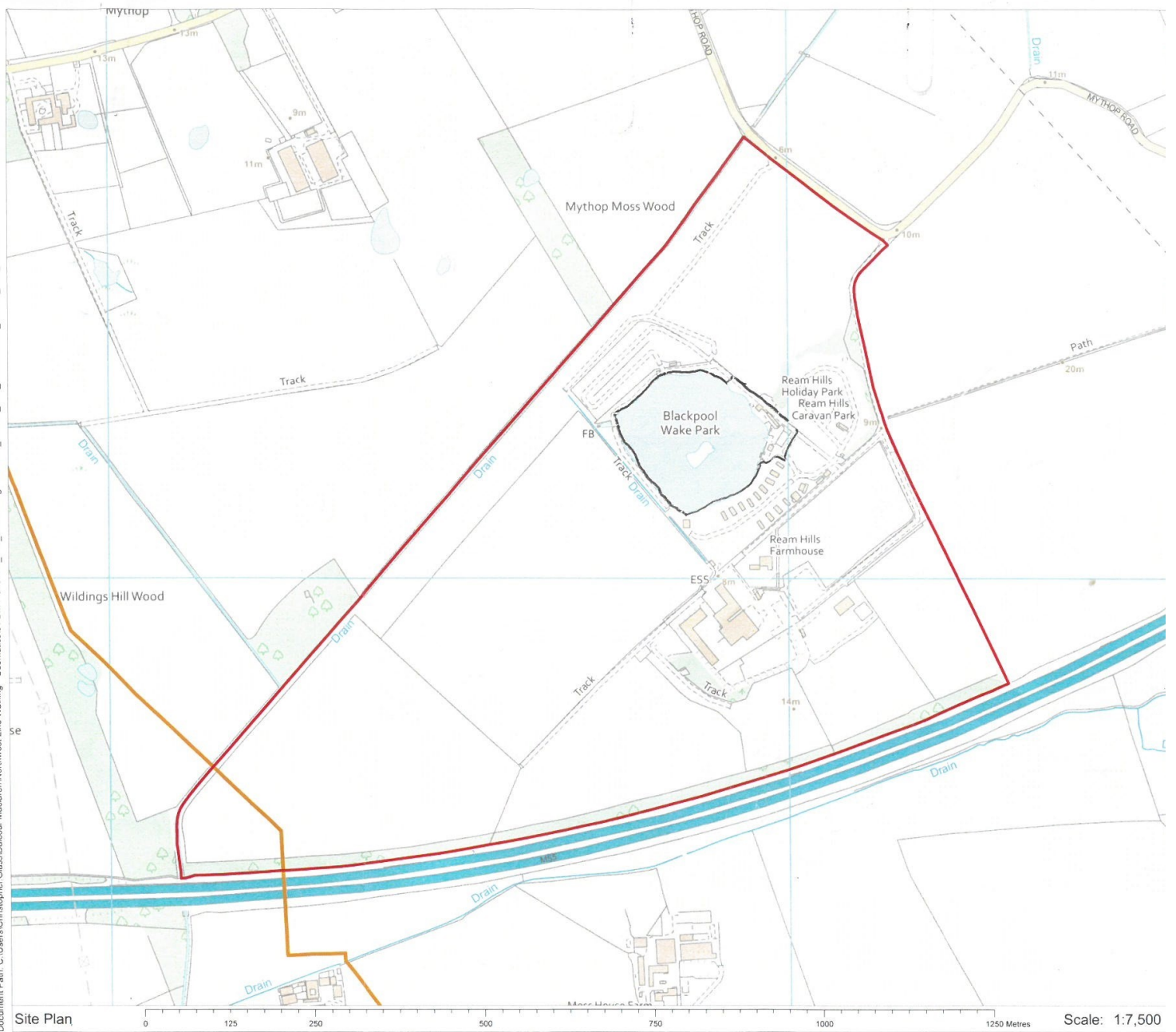




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