

BUSINESS FOR SALE

ESTABLISHED AND OPERATIONAL
LICENSED CAFE
CENTRAL LYTHAM
LANCASHIRE

- LEASEHOLD, PRIME PREMISES
- PRIVATE & CONFIDENTIAL SALE
- ESTABLISHED LICENSED CAFE
- INDOOR AND EXTERNAL SEATING
- 70+ COVERS
- MODERN AND BEAUTIFULLY APPOINTED PREMISES
- FULLY EQUIPPED COMMERCIAL KITCHEN
- FULL INVENTORY OF FURNITURE & EQUIPMENT AVAILABLE
- INCREASING TURNOVER YEAR ON YEAR

INGOING PRICE: £95,000 + SAV

RENTAL: £15,000 PA EXC



ABOVE IMAGE: STOCK IMAGE FOR MARKETING PURPOSES ONLY – PRIVATE & CONFIDENTIAL SALE



Duxburys
Commercial

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LYTHAM TOWN CENTRE, LANCASHIRE

LOCATION

This licensed café premises occupies a prime trading location in the heart of Lytham town centre, Lancashire. The premises boasts a highly visible position with the added benefit of c. 42 external seated covers. It also benefits from passing pedestrian and vehicle trade. The high street and main shopping areas are adjacent, and ease of access is available onto Lytham Green which hosts the annual Lytham Festival with international acts. The surrounding areas comprise of dense residential and many affluent areas.

DESCRIPTION

Overview:

- Prime located Bar & Restaurant premises
- Benefitting from a wealth of passing pedestrian trade
- Located in the heart of a busy town centre.
- Potential to increase sales by increasing opening hours
- 70+ covers, the majority of which being indoors.
- The interior of the bar and restaurant is fitted and finished to a high standard.
- Fully equipped commercial kitchen with preparation areas.
- Customer WC's
- Additional store rooms and office
- Increasing turnover year on year (Accounts available following a meeting with the owner)

EPC

To be assessed.

RATEABLE VALUE

2023 RV: £9,800 pa

This is not the amount you pay but is used to calculate Rates Payable. Business rate relief may be available to qualifying tenants. Please contact Fylde Borough Council for further information.

VAT

Disclaimer: all prices quoted are exclusive of VAT but may be subject to VAT at the prevailing rate.

FURTHER DETAILS / VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919 Option 1. No direct approach to the business or its employees.

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.

