

# FOR LEASE WITH INGOING

CAFÉ / BAR  
CEDAR SQUARE  
BLACKPOOL  
FY1 1BP

- EXCELLENT CAFÉ BAR PREMISES
- INGOING: £29,995
- PRIME TRADING LOCATION
- LICENSED EXTERNAL DINING / DRINKING AREA FOR APPROX 25 COVERS
- ESTABLISHED BUSINESS
- SALE DUE TO PLANNED RETIREMENT
- VIEWINGS ARE HIGHLY RECOMMENDED

**RENTAL: £120 PER WEEK EXCLUSIVE**

**INGOING: £27,000 – FOR GOODWILL / F&F / EQUIPMENT**



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
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# CEDAR SQUARE, BLACKPOOL

## DESCRIPTION

This café / bar comprises:

- Well presented fit out
- Outside / licensed dining / drinking area providing approximately 25 covers
- Licensed premises
- Extremely popular and well-known business
- Serves a variety of food and drink to include all-day breakfasts, home made specials, home made cakes and scones, pancakes and a selection of beers, cocktails, and ciders
- Sale due to planned retirement.

The premises are fitted to a high standard and provide a wide range of fixtures, fittings, and equipment.

Internal viewings are highly recommended by prior appointment only.

## LOCATION

This café / bar occupies a prime trading location within Blackpool town centre. It fronts onto Cedar Square which is a pedestrianised area opposite the Winter Gardens theatre and complex, the recently re-opened and refurbished Abingdon Street market. The location benefits from a wealth of passing pedestrian trade and an abundance of car parking options and car parks surrounding.

## ACCOMMODATION

Ground floor: Gross area approx. 500 sq ft

Comprises a café front, rear Kitchen and WC's

Externally: External dining / drinking area, suitable for approximately 25 covers.

## ADDITIONAL PHOTOS

Can be seen overleaf.

## RATEABLE VALUE

2023 RV: £5,000 pa.

The occupant of this premises may benefit from Small Business Rate Relief, if they are applicable as a small business.

## EPC

EPC Rating: To be confirmed.

## LEASE / LEGAL FEES

Assignment of the present lease with details to follow. The incoming tenant is responsible for the landlords' reasonable legal fees occurred in this transaction. Quote to be provided.

## 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

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

## VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919 Option 1 – NO DIRECT APPROACH.

### 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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