

FOR LEASE PRIME LOCATED CAFÉ / BAR / RESTAURANT / TAKEAWAY* WITH EXTERNAL SEATING FOR c. 42 COVERS

1, CLIFTON SQUARE (OFF HENRY STREET)
LYTHAM
LANCASHIRE
FY8 5JP

- CORNER PREMISES IN THE HEART OF LYTHAM
- FRONTS ONTO THE BUSY CLIFTON SQUARE & RETURN FRONTAGE ONTO HENRY STREET
- GROUND FLOOR PREMISES
- INTERNAL COVERS FOR c. 32 AND EXTERNAL COVERS FOR c. 42
- FRONT OF HOUSE IS BEAUTIFULLY FITTED OUT
- COMMERCIAL KITCHEN TO THE REAR & STORES

**RENTAL: £45,000 PER ANNUM EXC
INGOING: £24,950 - FOR FIT OUT / EQUIPMENT**



Duxburys
Commercial

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CLIFTON SQUARE / STREET, LYTHAM

LOCATION

This ground floor premises is located in a prime trading position, in the heart of Lytham town centre. Lytham is an affluent town based on the Fylde Coast in Lancashire. There are dense surrounding and affluent residential areas. The town also benefits from daily trade from visitors and residents who live or work in Blackpool, Preston and other surrounding areas.

Lytham is approximately 7 miles from Blackpool, 12 miles from Preston and 55 miles from Manchester.

Located fronting onto Clifton Square, as popular and busy trading and pedestrianised square, in the heart of the town centre. There are established restaurants, wine bars, public houses, cafés and office accommodation located within close proximity.

DESCRIPTION

The premises comprises:

- Ground floor premises
- fronting onto Clifton Square and with a return frontage onto the busy Henry Street.
- Ideal as a café, restaurant, bar and/or takeaway* use (subject to clarification on planning).
- Wealth of passing pedestrian and vehicle trade
- This is a well known and popular premises.
- Front of house is fitted out to a high standard.
- Rear commercial kitchen and storage areas, cold stores etc.
- Rear access for staff/deliveries.

Internal viewings are highly recommended.

ACCOMMODATION / AREAS

Café / Bar / Restaurant, fronting directly onto a pedestrianised town centre public square, with external seating/dining area for the business.

Rear Kitchen, Storage and Preparation areas. Ladies and Gents WC's. Disabled access WC. Back of house space, storage and shelving room, separate lockable stock room and cold rooms.

Approximate Internal area: 1,100 sq ft.

Approximate External area: 1,160 sq ft
(taken from the VOA website and subject to clarification).

ADDITIONAL PHOTOS

Can be seen overleaf.

RATEABLE VALUE

RV: £25,750 pa, this is not the amount you pay but is used to calculate Rates Payable, this figure includes the external seating area. Subject to Contract/Change.

LEASE / LEGAL COSTS

A new effective FRI lease is available with terms to be negotiated. The incoming tenant is to be responsible for the Landlords legal fees incurred in the transaction. Quote to be provided.

EPC RATING

TBC

VAT

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

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919 Option 1 or email adam@duxburyscommercial.co.uk

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.



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(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.
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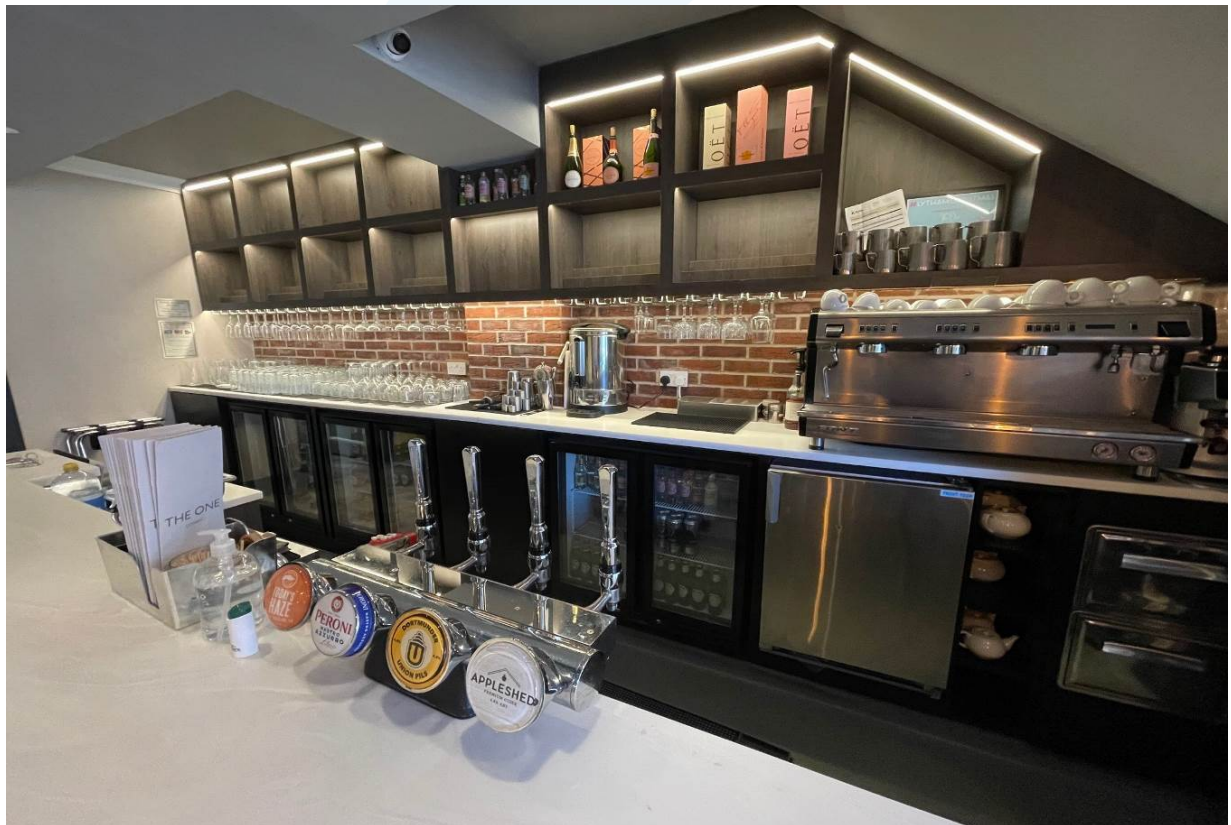
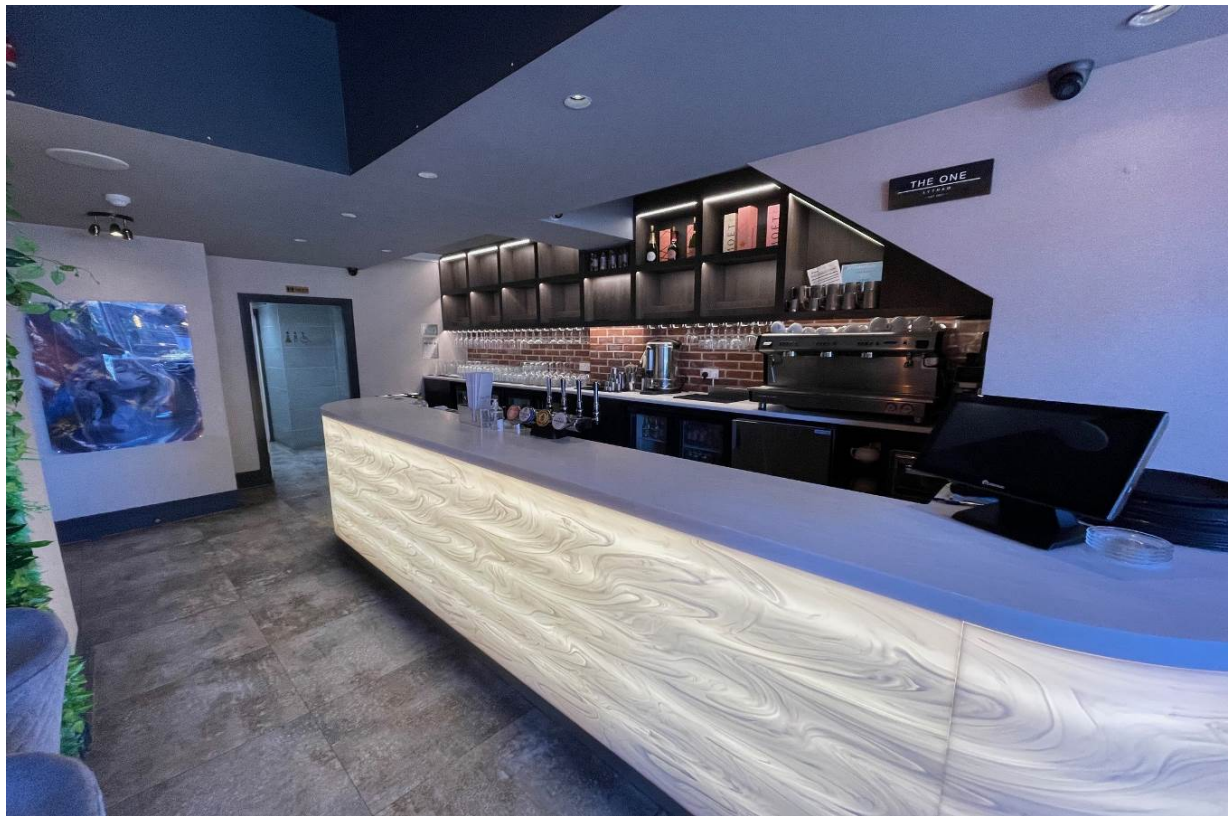


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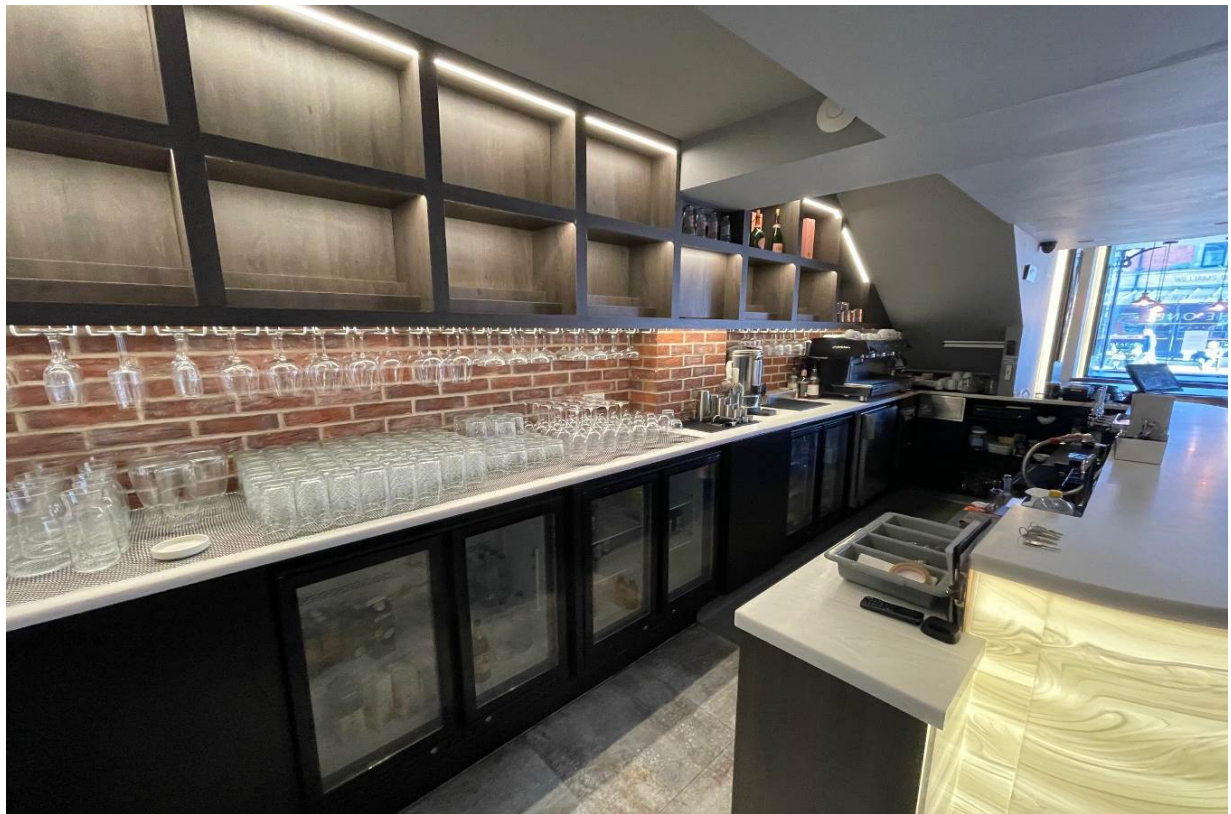


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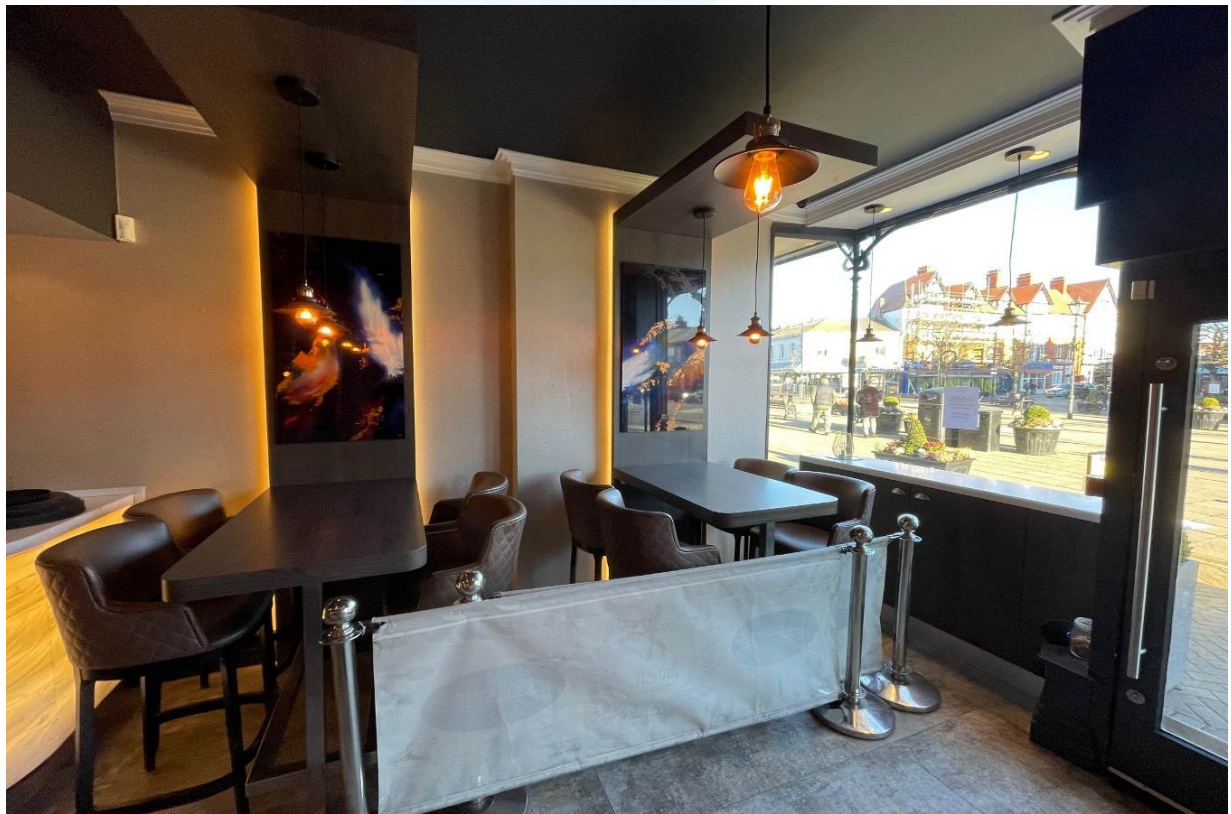


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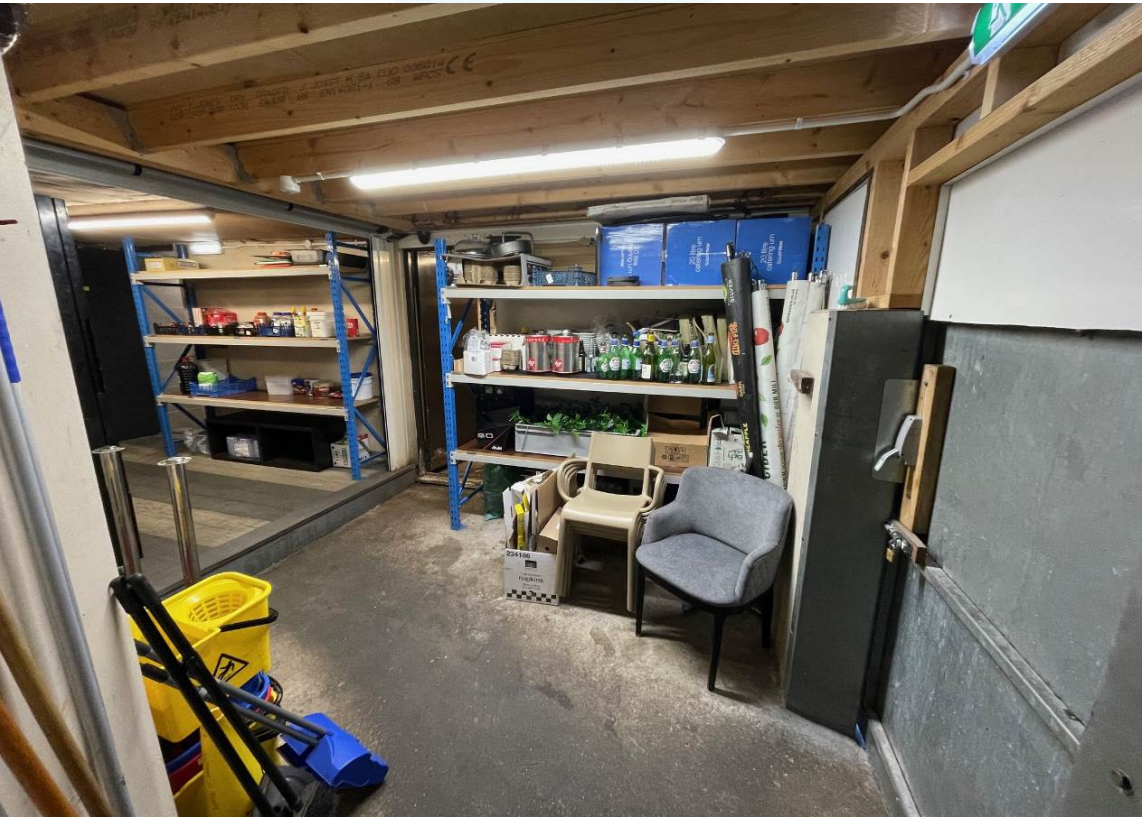
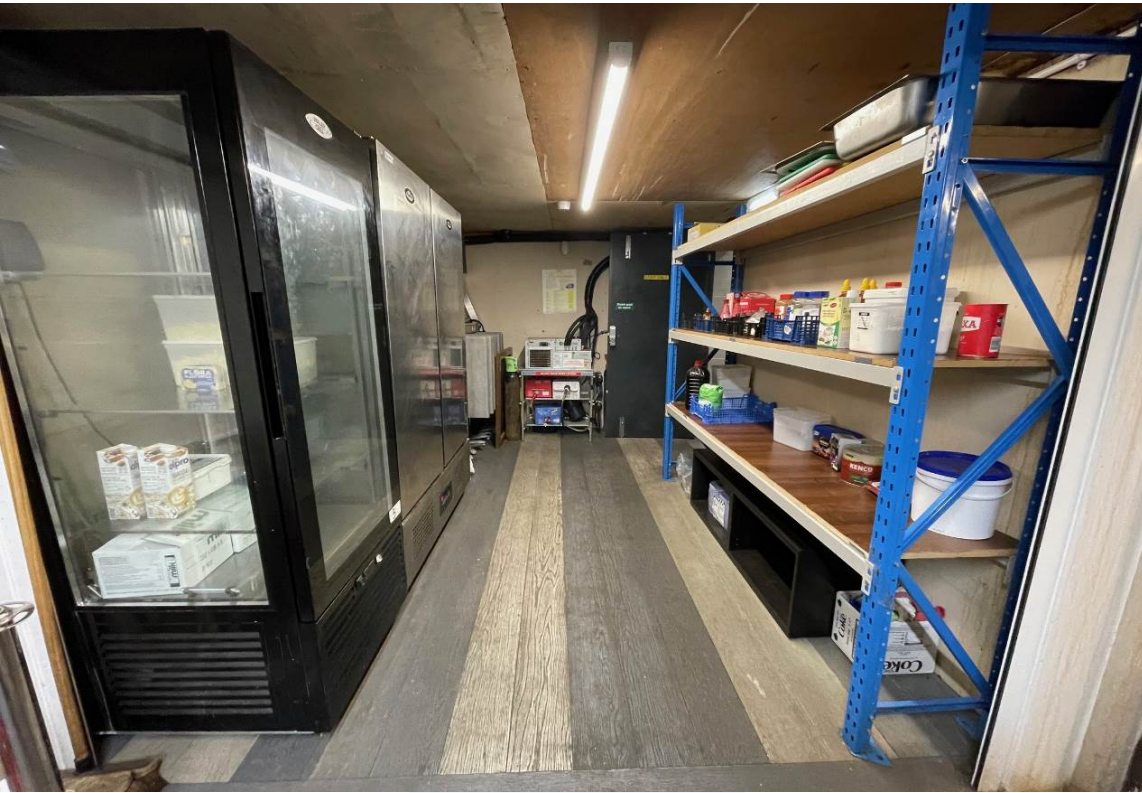


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