

BUSINESS FOR SALE

LICENSED CAFÉ & COFFEE SHOP
BUSINESS
382 LYTHAM ROAD
BLACKPOOL
FY4 1DW

- LEASEHOLD BUSINESS SALE
- POPULAR AND BUSY LICENSED CAFÉ & COFFEE SHOP
- BENEFITS FROM A WEALTH OF PASSING TRADE
- REPEAT & LOYAL CUSTOMER BASE
- BASED SOUTH SHORE, BLACKPOOL
- LEASE INCLUDES A LARGE REAR CAR PARK
- SUCCESSFULLY OPERATED – ON CHOSEN LIMITED HOURS
- OPPORTUNITY TO FURTHER INCREASE AN ALREADY STRONG TURNOVER
- VISITED BY CELEBRITIES AND SPORTS PEOPLE!!

INGOING (BUSINESS & EQUIPMENT): £84,950

RENTAL: £7,800 PA EXC



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT

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f: 01253 765260 w: www.duxburyscommercial.co.uk

LYTHAM ROAD, BLACKPOOL

LOCATION

This much loved Café and Coffee shop business occupies a strong trading location on Lytham Road, in South Shore Blackpool. It comprises of a busy area with dense surrounding residential locations. The location benefits from a wealth of passing pedestrian and vehicle trade. There are also nearby bus routes and a high volume of tourist accommodation. Ease of access is available onto the Promenade.

DESCRIPTION

This licensed Café and Coffee shop business has been successfully operated by the present owner and is only being sold due to planned retirement.

This is a high-quality café and coffee house, with loose leaf teas and delicious fresh breakfast / brunch / lunch options. The business has excellent reviews and a repeat customer base. There are also celebrities and sports people that frequent the establishment.

The premises is fitted out and decorated to a very high standard. There are a variety of fixtures and fittings, plus tables and chairs and display items that all come together for an excellent fit out that customers enjoy.

The premises offers extensive accommodation to include deceptively spacious customer dining space. Customer entrance, front of house Kitchen and rear Kitchen. Rear store rooms and staff cloakroom facilities.

Rear car park, providing multiple spaces for the business's customers. This is perfect to attract and retain customers. The premises is DDA Compliant, to include entrance ramp and WC facility.

Internal viewing is highly recommended by appointment only.

ACCOMMODATION

Ground floor premises:
Total Area: 1,200 sq ft

Basement storage:
350 sq ft

Total area: 1,550 sq ft
Approximate measurements

EXTERNALLY

Rear car park. Front forecourt.

OPERATIONAL HOURS (LIMITED)

Out of choice, the business owner only operates on restricted opening times.

These are broadly:
Monday & Tuesday - Closed
Wednesday – Saturday: 9am – 3pm.
Sunday: 10am- 2pm.

The business at present only opens 28 hours per week.

A new owner can increase turnover by opening more days and longer hours. There is also the potential for evening openings.

ADDITIONAL PHOTOS

Can be viewed overleaf.

LEASE

Available by way of a new lease to be negotiated directly with the landlord once the ingoing has been agreed with the exiting tenant. Rental: £7,800 pa exc. Subject to Contract.

ACCOUNTS

Account information is available on request after an initial viewing and meeting with the existing tenant.

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: 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.

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.

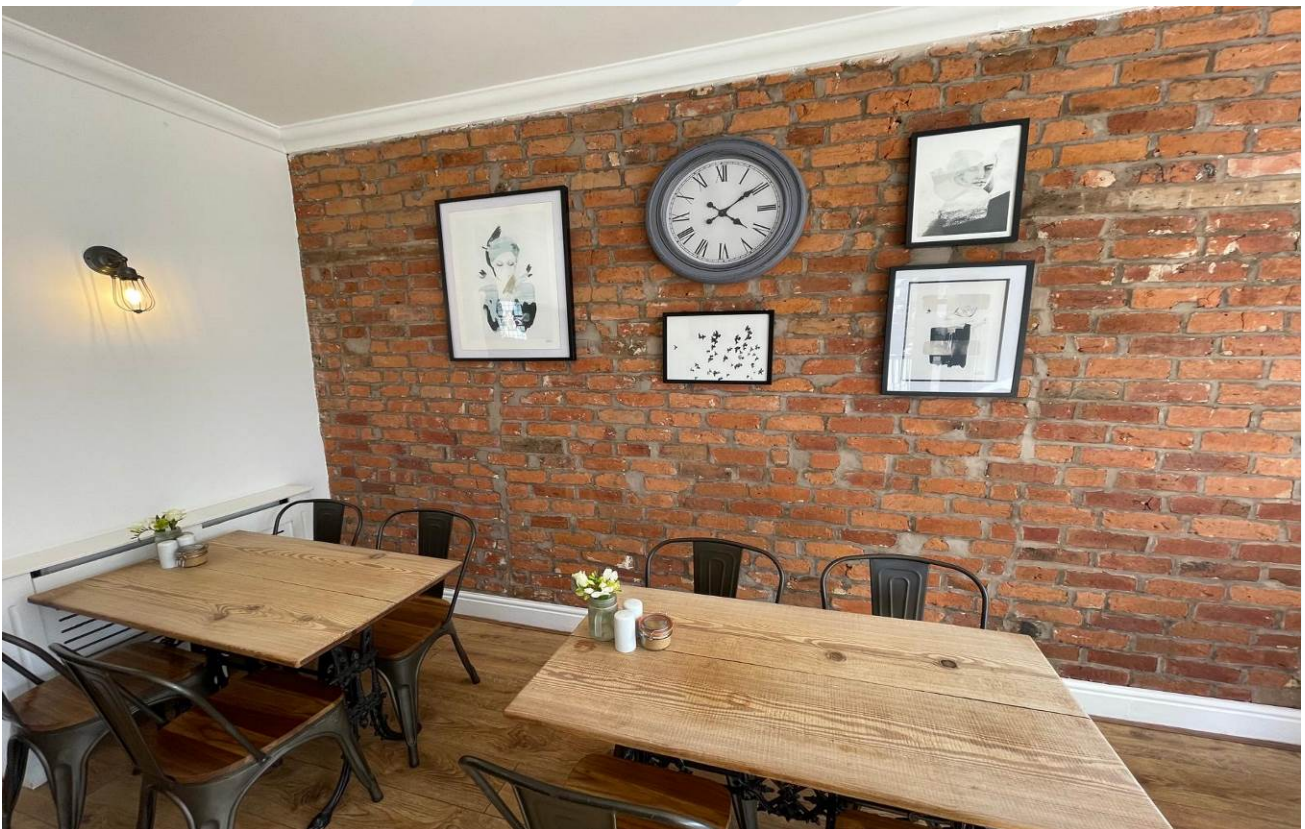


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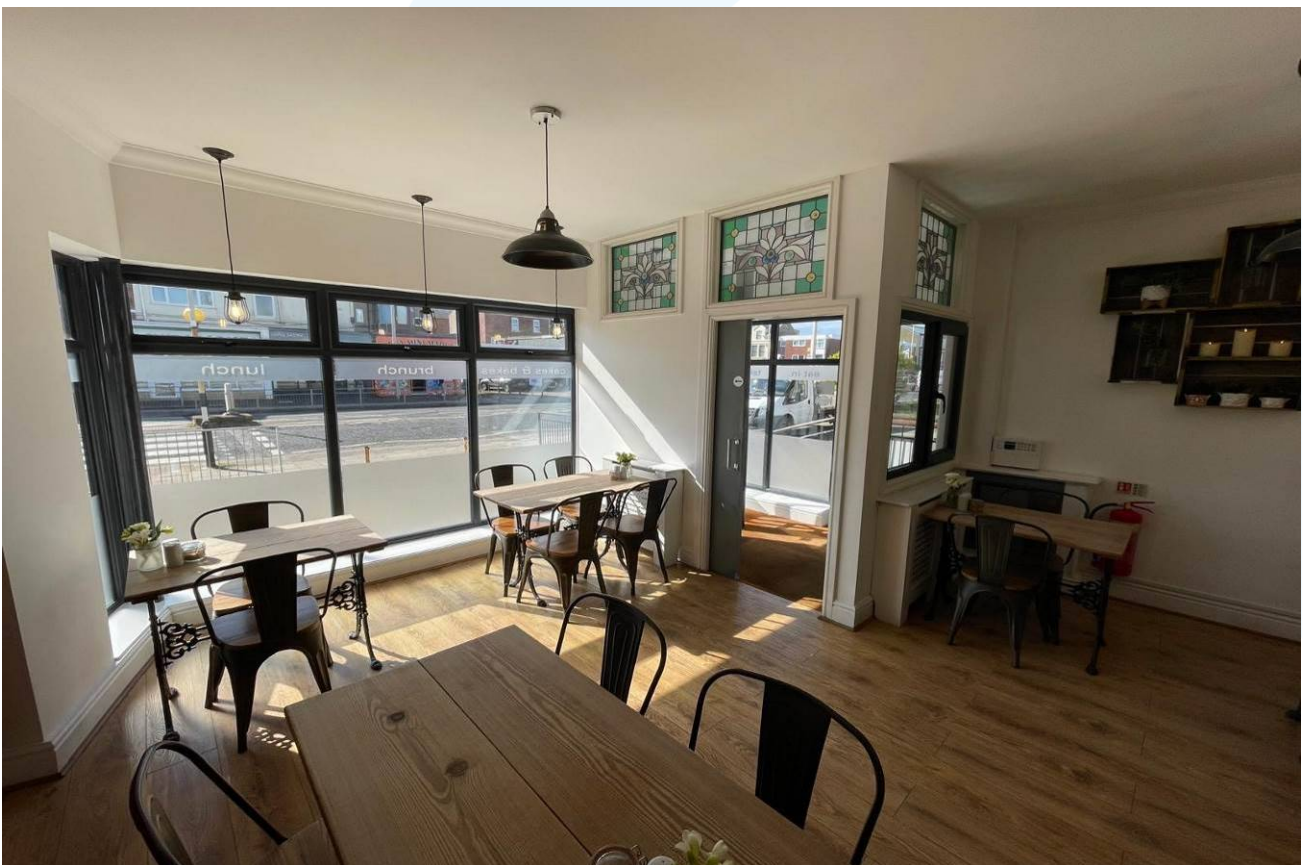
(3) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

(4) 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.



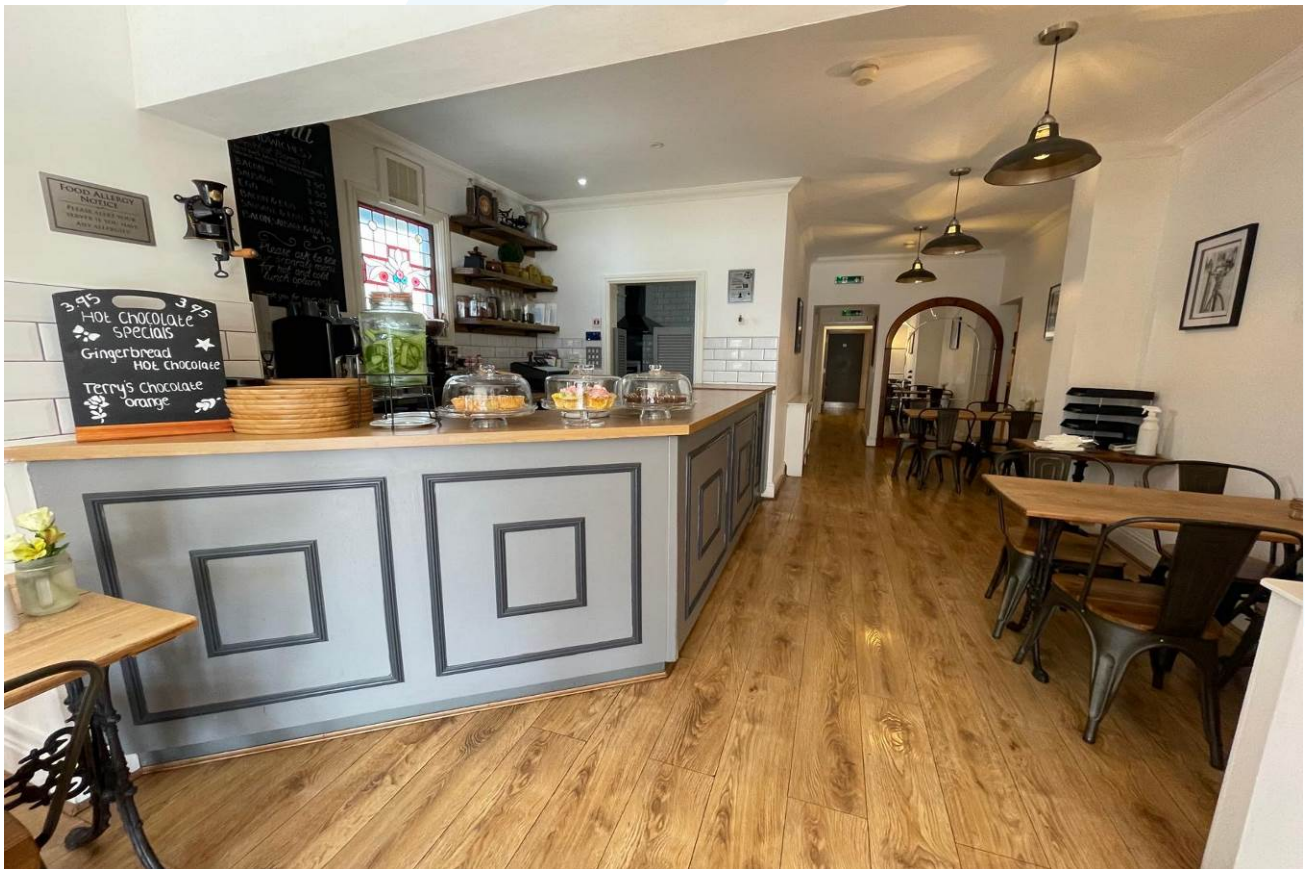
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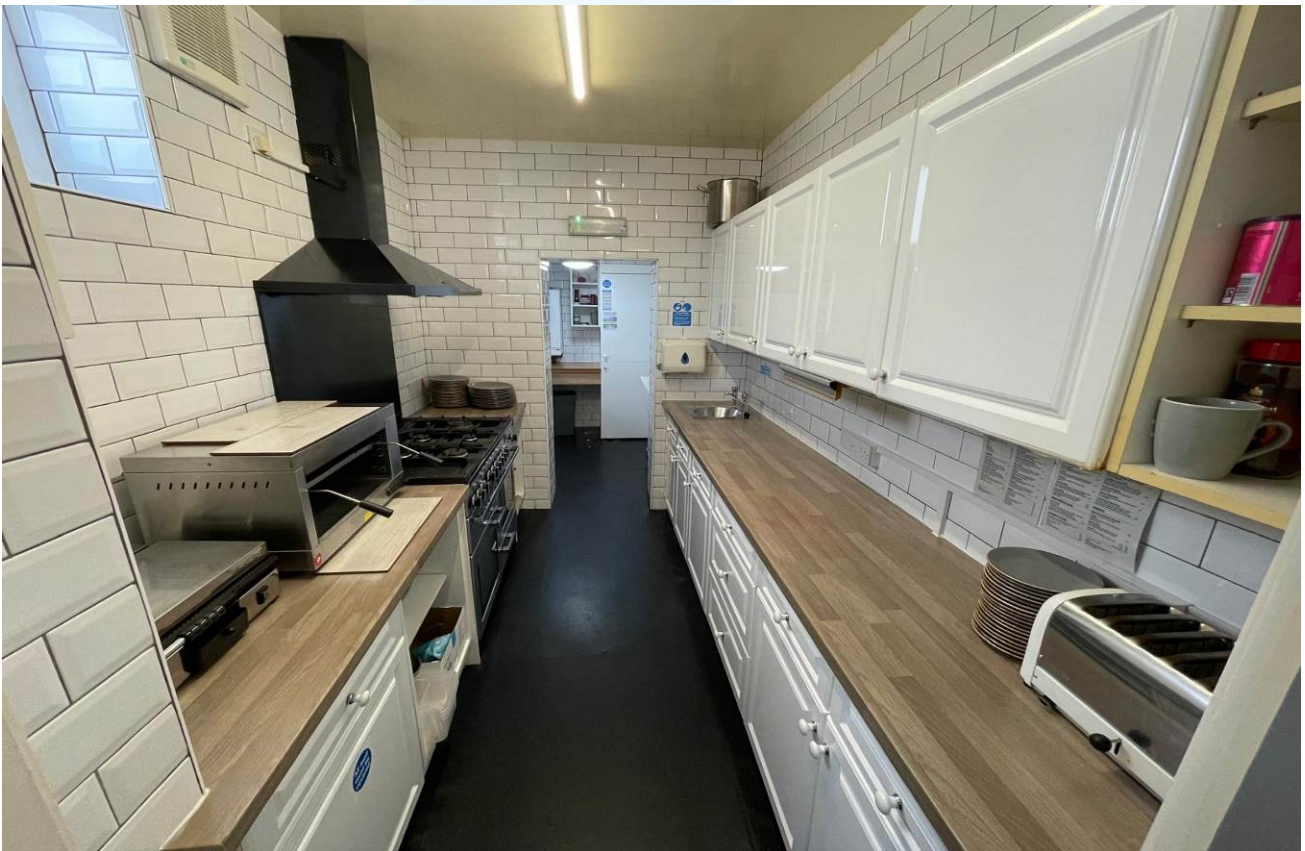
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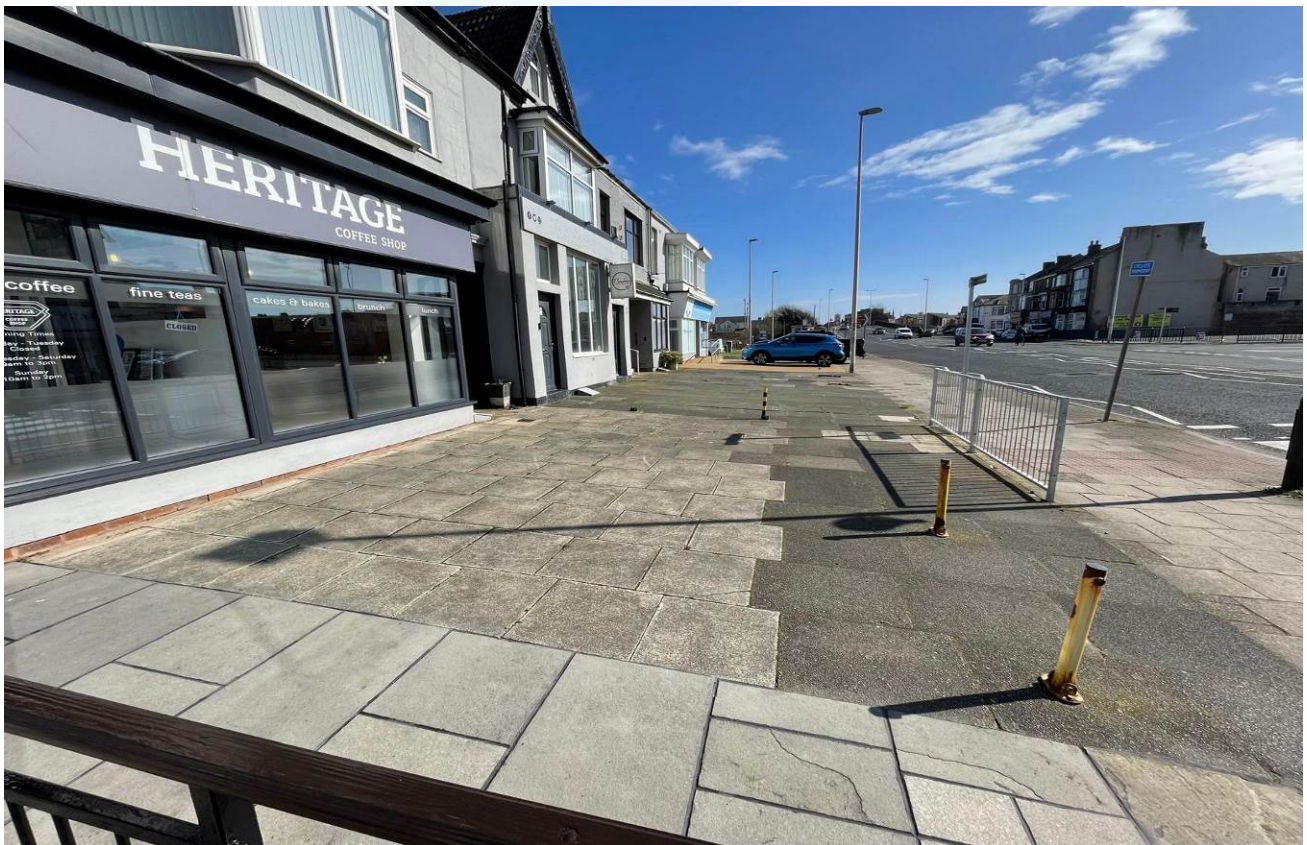
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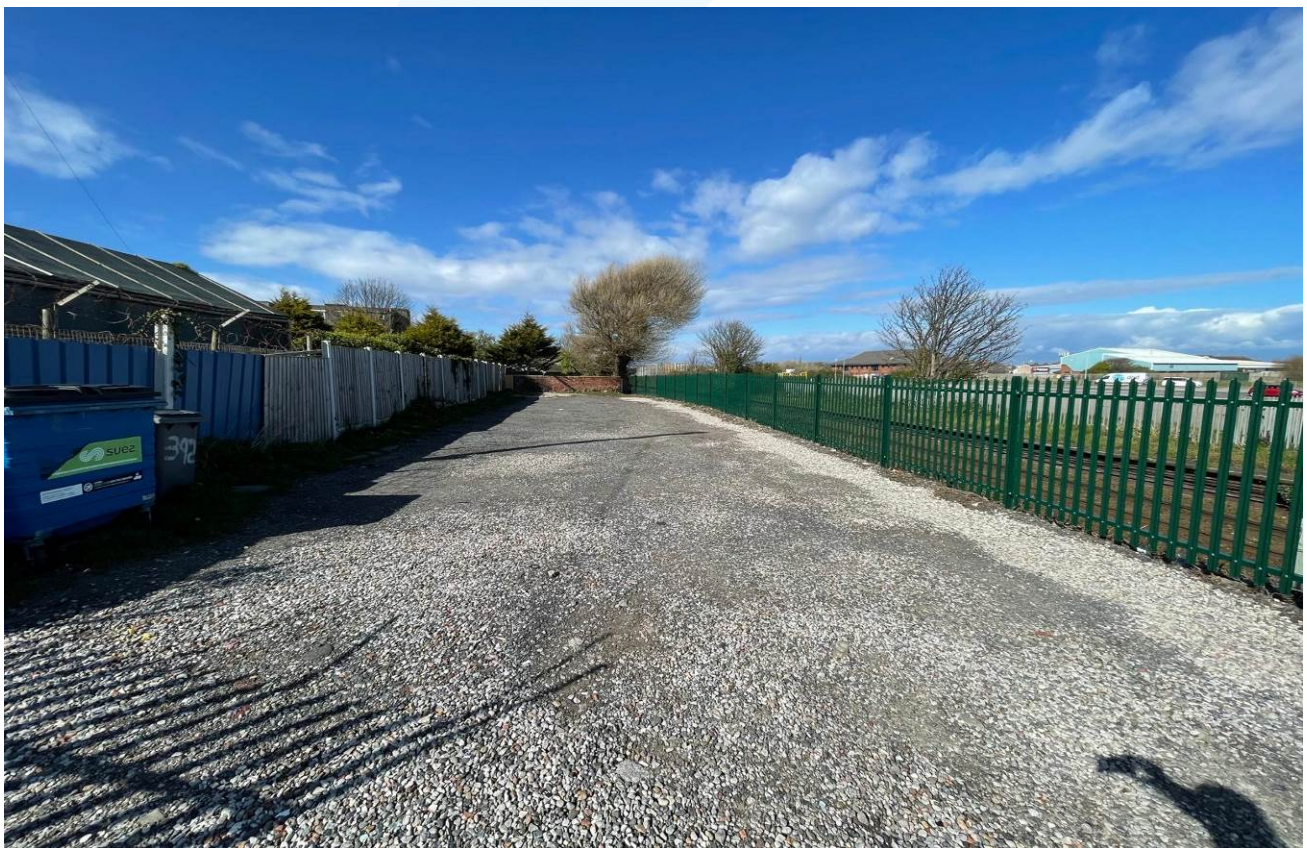
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