

BUSINESS & EXTENSIVE BUILDING - FOR SALE – EXCELLENT VALUE

CAFÉ BUSINESS & PREMISES, PLUS A
SPACIOUS 3 BEDROOM APARTMENT
16 LANCASTER ROAD
KNOTT END ON SEA
LANCASHIRE
FY6 0AR

- BUSINESS & BUILDING FOR SALE
- ESTABLISHED AND SUCCESSFUL CAFÉ BUSINESS
- GROUND FLOOR CAFÉ / BAKERY
- THREE BEDROOM APARTMENT, SELF CONTAINED, TO THE UPPER FLOORS
- LOCATED ON THE MAIN ROAD INTO KNOTT END ON SEA, BENEFITTING FROM A WEALTH OF PASSING TRADE
- EXCELLENT OPPORTUNITY
- SALE ONLY DUE TO RETIREMENT

**BUSINESS GOODWILL & FULL FIT OUT & EQUIPMENT,
GROUND FLOOR COMMERCIAL & THREE BEDROOM
APARTMENT: ASKING PRICE ONLY: £215,000**



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

LANCASTER ROAD, 16, KNOTT END

DESCRIPTION

Duxburys Commercial is pleased to confirm the availability of purchasing this successful and established café business, plus commercial ground floor premises and a self-contained 3 bedroom apartment to the upper floors.

The business comprises of a café but has previously been operated as a Bakery. The ground floor offers a good sized café suitable for approximately 26+ covers, with a large rear kitchen previously utilised as a bakery kitchen.

The business is being operated successfully and internal viewings are recommended and available by prior appointment. No direct approach is to be made to the seller.

To the first floor flat is a separately accessed 3 bedroom apartment, presented and decorated to a high standard. The apartment is ideal for a couple or small family and is set over two floors.

This is excellent value and a rare opportunity to purchase such an extensive building and successful café business.

LOCATION

This café and property occupy a sought after location on the main road providing access to and from Knott End town centre. Lancaster Road provides a wealth of passing pedestrian and vehicle trade. There are dense surrounding residential areas that also feed custom to the business.

ACCOMMODATION

Ground Floor:

Open Plan Café premises benefiting from a wealth of natural light. Deceptively spacious Commercial kitchen space to the rear, with rear access on onto the car parking area. Customer WC.

Total space: 800 sq ft approx.

Separate Entrance from the main road to the Apartment.

First Floor:

Spacious Lounge, open plan Kitchen with a range of fitted units and a feature central island for breakfast dining and additional space for table and chairs. Bedroom 1, Bedroom 2 and Bathroom. Stairs leading up to the top floor which provides a Double Bedroom and En-suite

INVENTORY

The equipment included in the sale consists of blizzard pie warmer, large display fridge, small display fridge, drinks fridge, Casio till, beer machine, indoor tables & chairs, outdoor tables and chairs, Barista coffee machine, coffee grinder & knock out drawer, cups & saucers, dresser, Foster double fridge, chest freezer, Comenda dishwasher, Chafing trays & fuel, Cake stands, John Hunt mixer, Hobart table top mixer, Kitchen Aid mixer, single fridge, 2 x microwaves, oven, extraction unit, Tom Chandley oven, meat slicer, pots & pans etc.

Please note that his list has been provided by the current tenant and is not exhaustive. Nothing has been tested by the agent and it is up to any interested parties to make their own enquiries.

ACCOUNTS

Account information is available on request, after an initial viewing.

DIRECTIONS

Proceed towards Knott End along Park Lane (B5377) or Sandy Lane (B5270), continue along and onto Lancaster Road (B5270). The business and premises will be seen on the right hand side.

BUSINESS RATES/COUNCIL TAX

Ground floor - Rateable Value: TBC

First floor Apartment - Council Tax: TBC

VAT

We have been informed by the seller that the sale prices are not subject to VAT.

VIEWINGS

Via prior appointment through Duxburys Commercial on 01253 316919 Option 1. No direct approach is to be made to the business please.

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.



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 s Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
 - (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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BELOW: SELF CONTAINED, 3 BEDROOM APARTMENT



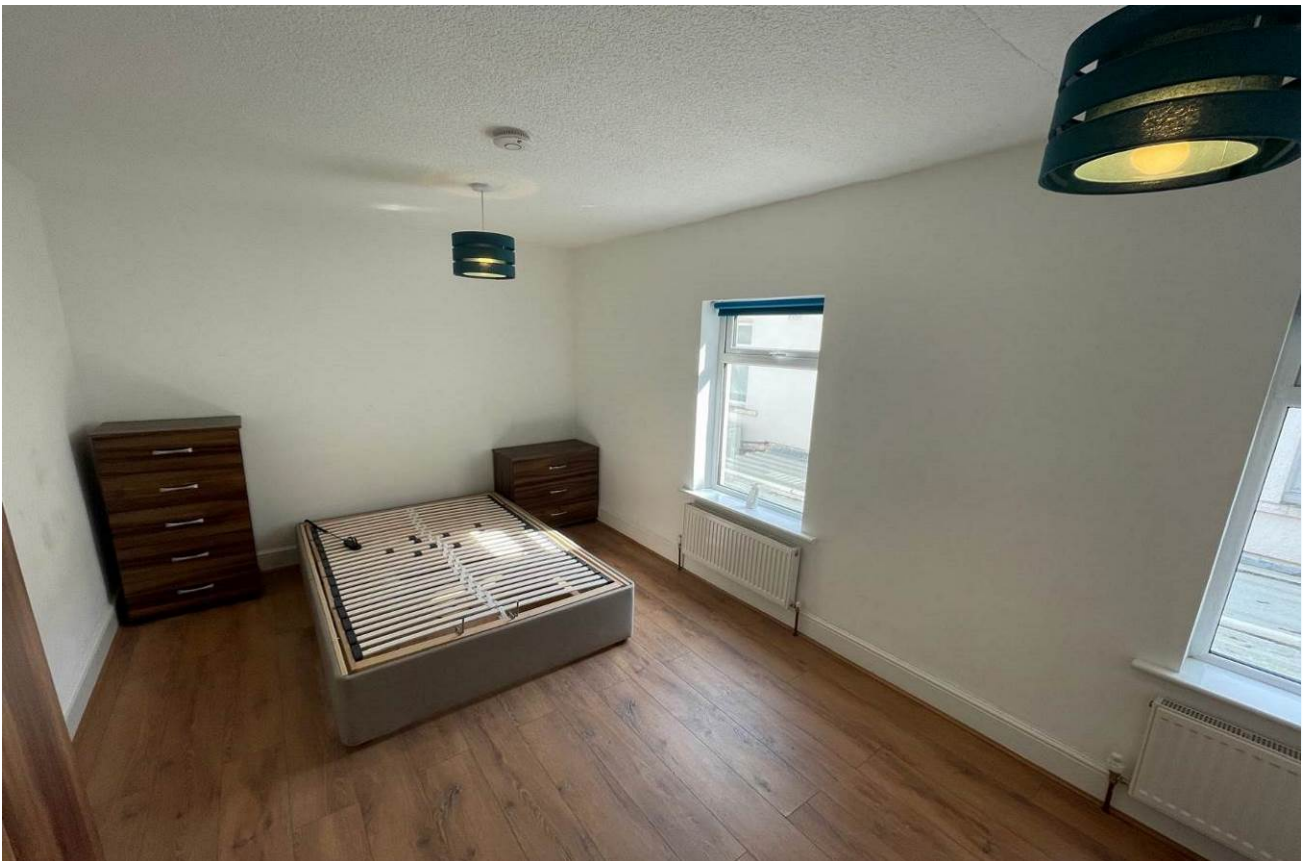
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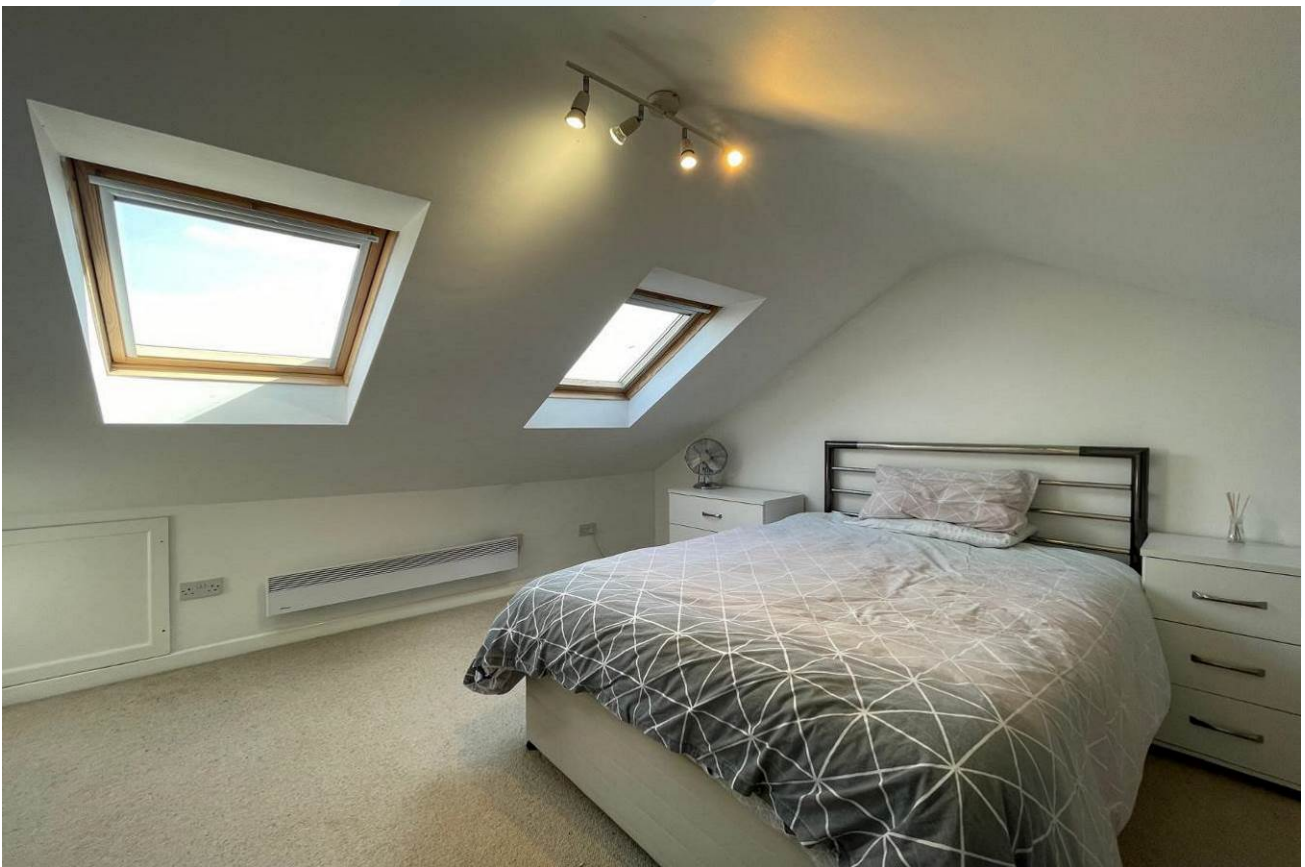
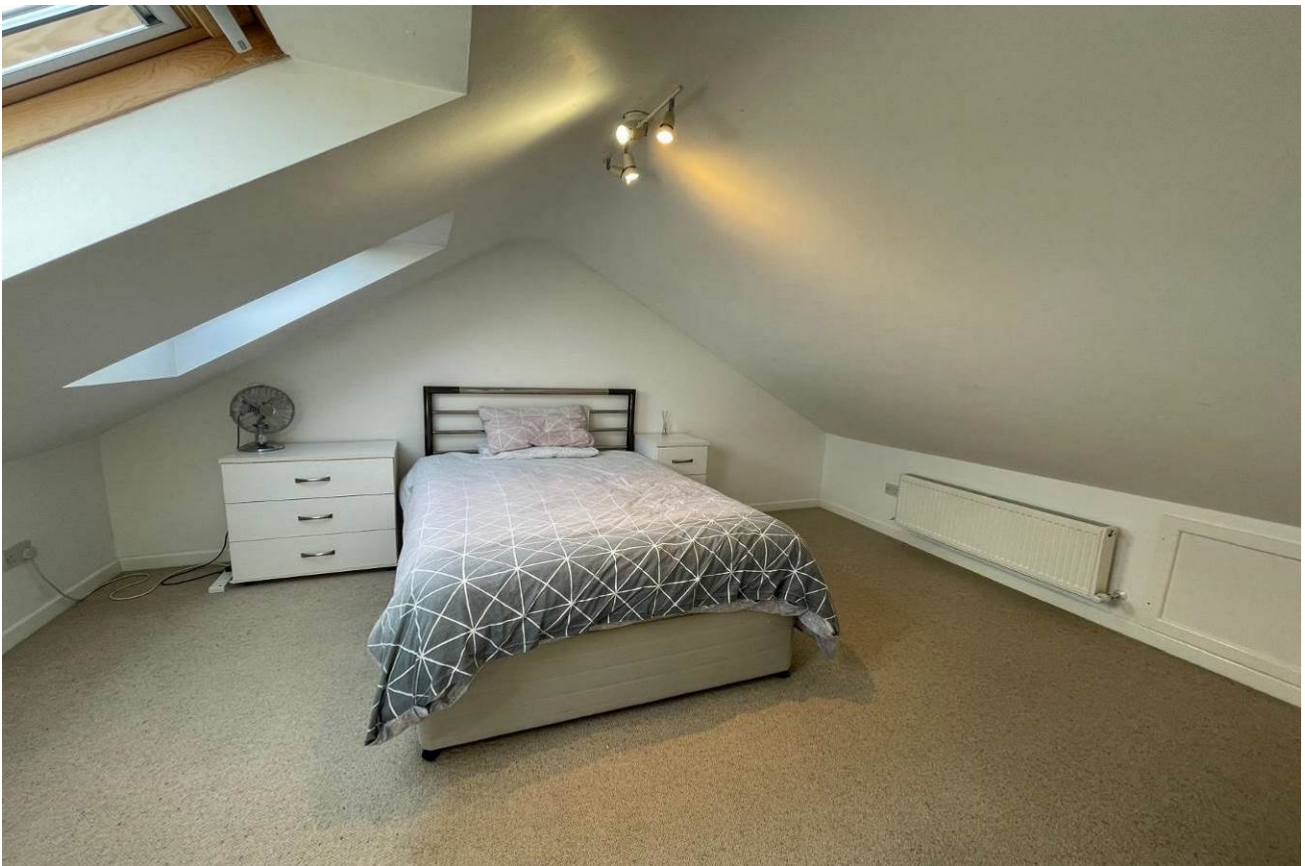
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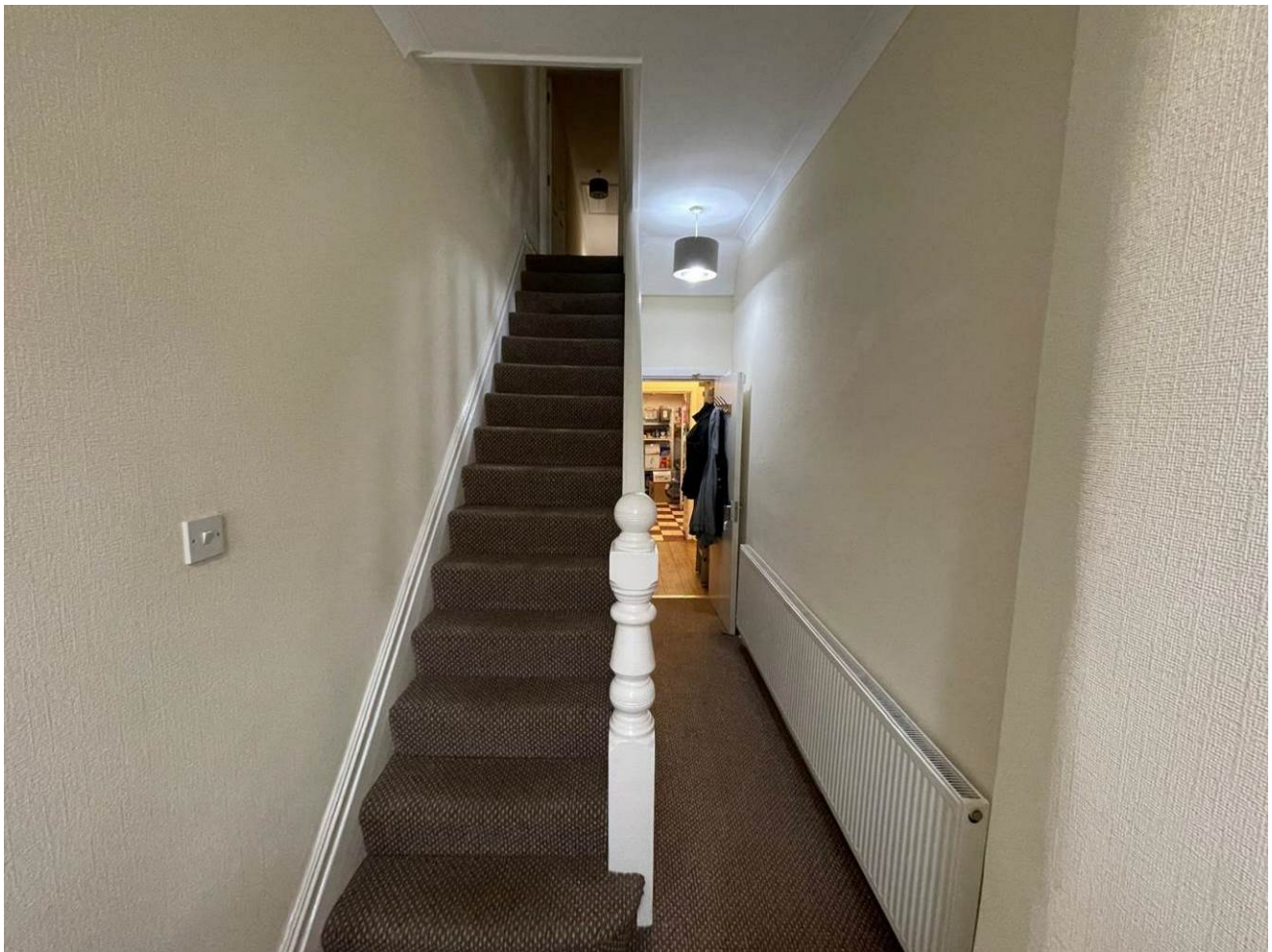
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