

FOR LEASE

WYRESIDE CAFÉ / TAKEAWAY KIOSK
WYRE ESTUARY COUNTRY PARK
RIVER ROAD
THORNTON CLEVELEYS
FY5 5LR

- CAFÉ PREMISES WITH TAKEAWAY KIOSK
- VARIETY OF EXTERNAL SEATING OPTIONS
- PICTURESQUE LOCATION WITHIN WYRE ESTUARY COUNTRY PARK, NEXT TO RIVER WYRE
- L-SHAPED PREMISES WITH EAT IN / TAKE OUT
- LARGE DINING AREA INTERNALLY AND SPACIOUS COMMERCIAL KITCHEN
- OFFERS EXCELLENT POTENTIAL
- PREMISES HAS BEEN ADAPTED TO ACCOMMODATE DISABLED ACCESS
- INTERNAL VIEWING IS HIGHLY RECOMMENDED

RENTAL: £12,500 pa exc. INGOING: £69,950 EXC.*



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RIVER ROAD, THORNTON CLEVELEYS

DESCRIPTION

The Wyreside Café at Wyre Estuary Country Park is an integral part of the visitor welcome for exploring the beautiful landscape and wildlife of the area. The café provides a focus for visitors to stay longer and to bring the whole family. There is a network of easy access footpaths and bridle paths that connect people with nature on the banks of the river with picnic areas and with the local communities of Fleetwood, Thornton Cleveleys, and Poulton-le-Fylde. The Wyre Way long distance recreational route runs past the Café, this route connects into the rural Wyre countryside and the England Coastal Path at Knott-End and Fleetwood. Visitors and groups from all over the north-west come to enjoy the scenery and wildlife particularly the birds and estuary views.

As well as the visitor attractions in the area, there are Caravan Parks close by and dense residential areas. Ease of access is available from all areas of Thornton Cleveleys to the café and surrounding area. Fleetwood, Poulton and Blackpool are all close by. There are large car parks adjacent to the Café

Organised activities and events take place on the park and many local groups use the area for meeting up. Health walks and rides take place along with bird and nature guided walks led by the local coast and countryside rangers. The local council would like to encourage the new operator of the café to be involved and complement such activities and events, whilst also providing catering options. They are looking for a 7 day a week service which caters to the early morning dog walkers, local business people who pop by for breakfast and lunch, school and youth groups doing forest school activities mid-week and for those who are looking for a destination café to visit with families and friends at weekends where visitors with disabilities are made especially welcome. Further details are available on request.

DIRECTIONS

Proceed from the Thornton area towards the River Wyre, follow signs for the Wyre Estuary Country Park via Stanah Road, this in turns connects onto River Road which leads directly to the Café premises and public car parks within the Wyre Estuary Country Park.

Information on the Wyre Estuary Country Park can be obtained on request and the ranger service can provide a short tour of the site.

BUSINESS OFFERING

The Kiosk and Takeaway element of the business has operated very successfully for the present business owner. The main café area and the commercial kitchen has also been fully renovated. These areas are now ready to be fully operated, in correlation with the Kiosk/takeaway business. Allied with the abundance of external seating options and car park next door, this is an excellent business opportunity for a new tenant.

INGOING*

£69,950

The current tenant may also consider a working partner who has a background in catering/hospitality, subject to negotiations.

RATEABLE VALUE

Small Business Rate Relief may apply here to applicable tenants/small businesses however direct clarification should be obtained from the VOA, by interested parties.

LEASE / LEGAL COSTS

Assignment of the remainder of the 6 year FRI lease is available. The lease is contracted out of the Landlord and Tenant Act. The incoming tenant is to pay the landlords reasonable legal fees incurred in the transaction. A quote is to be provided prior.

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 enter into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts.



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INVENTORY

- Spaceman soft serve/whippy ice cream machine
- Crem Ex2 espresso coffee machine
- Crem pulse Digital on demand coffee grinder
- Blizzard twin undercounter glass door fridge
- AHT single undercounter glass door fridge
- Buffalo countertop griddle
- Cookology in cupboard freezer
- iZettle till system incl. Apple iPad
- 6 Napoli tray gelato display freezer
- Music system: iPad & Sony amp
- Double base units grey gloss doors
- Corner sink
- Water heater
- Jug wash
- Stainless steel shelves: 2100mm & 950mm
- Fosters twin stainless fridge counter
- Lincat Conveyor toaster
- Falcon Dominator Plus 4
- Hotplate Oven with Fan
- Roband panini grill/hotplate
- Lincat electric griddle/hotplate 600mm
- Parry large 6 tub Bain Marie
- Menumaster jetwave oven
- Sharp jet convection & grill
- Falcon Warming cupboard
- Buffalo glass washer
- Hoover undercounter freezer
- Omniwash dishwasher & stand
- Buffalo Commercial blender extra jug and enclosure
- Stainless Steel wash station/sink with pre wash shower
- Stainless steel prep sink
- Ariston water heater 15ltr
- ZIP inline digital water heater
- Stainless steel workbench 2 shelves
- Stainless steel workbench 3 shelf
- Techfrigo 6 Napoli gelato display freezer
- Redring water heater
- Handwash sink etc
- Buffalo bain marie(4)
- Fridgemaster American fridge/freezer
- Foster stainless tall freezer
- Expobar 3 group espresso machine
- Macap Heavy duty chrome coffee grinder
- GBG spin Digital twin Slush machine
- iZettle till system incl. Apple iPad, card machine etc,
- GGM Gastro Heavy duty twin 800w milkshake maker
- Instanta water boiler
- Sephra Bubble waffle machine
- Tansik Glass Warming glass display unit
- Queen Victorian Baking Oven
- Blizzard twin undercounter glass door fridge
- Single inset sink with jug wash
- Williams undercounter s/steel fridges
- Polar display fridge(black)
- Husky ice cream/lolly display freezer
- Williams Gem Shuttered display fridge
- 1200mm seating booths
- Bespoke tables & divider
- 700mm seating booths
- Bespoke tables & dividers
- 1500mm seating booths
- Bespoke tables & dividers.
- Wooden picture plaques and animal pictures framed
- Wooden High Chairs
- Wooden spare chairs
- Applebox display units
- Oscillating Fans
- Electric curtain heaters remote control
- Large selection of artificial plants
- Oak draw and shelf unit
- Toaster
- Coffee jugs and knock out draw
- Cooking utensils, storage containers etc,
- Wall & ceiling fan
- Coffee jugs and knock out draw,
- 28mm duck egg blue speckled BESPOKE dinner plates
- 22mm duck egg blue speckled BESPOKE side plates
- Blue edged side plates
- 48 piece flatware stainless quality cutlery
- Various pictures and artificial plants
- CCTV system and monitor
- Red teapots
- Green tulip cup and saucers 12oz,
- Grey tulip cups and saucers 12oz,
- Blue tulip cups and saucers 12oz,
- Red tulip cups and saucers 10oz
- Coca Cola glasses
- Stainless steel cup
- Espresso cups and saucers
- Russell Hobbs food mixer
- Slow cookers 5ltr
- Various baking trays
- Various Cutting Boards
- Knives & utensils
- Buffalo soup kettles
- Pallet truck
- benches, umbrellas, lights etc.

The above inventory and list of equipment has been provided to us by the seller and existing tenant. All details should be verified directly by interested parties however.

ADDITIONAL PHOTOS

Can be viewed overleaf.



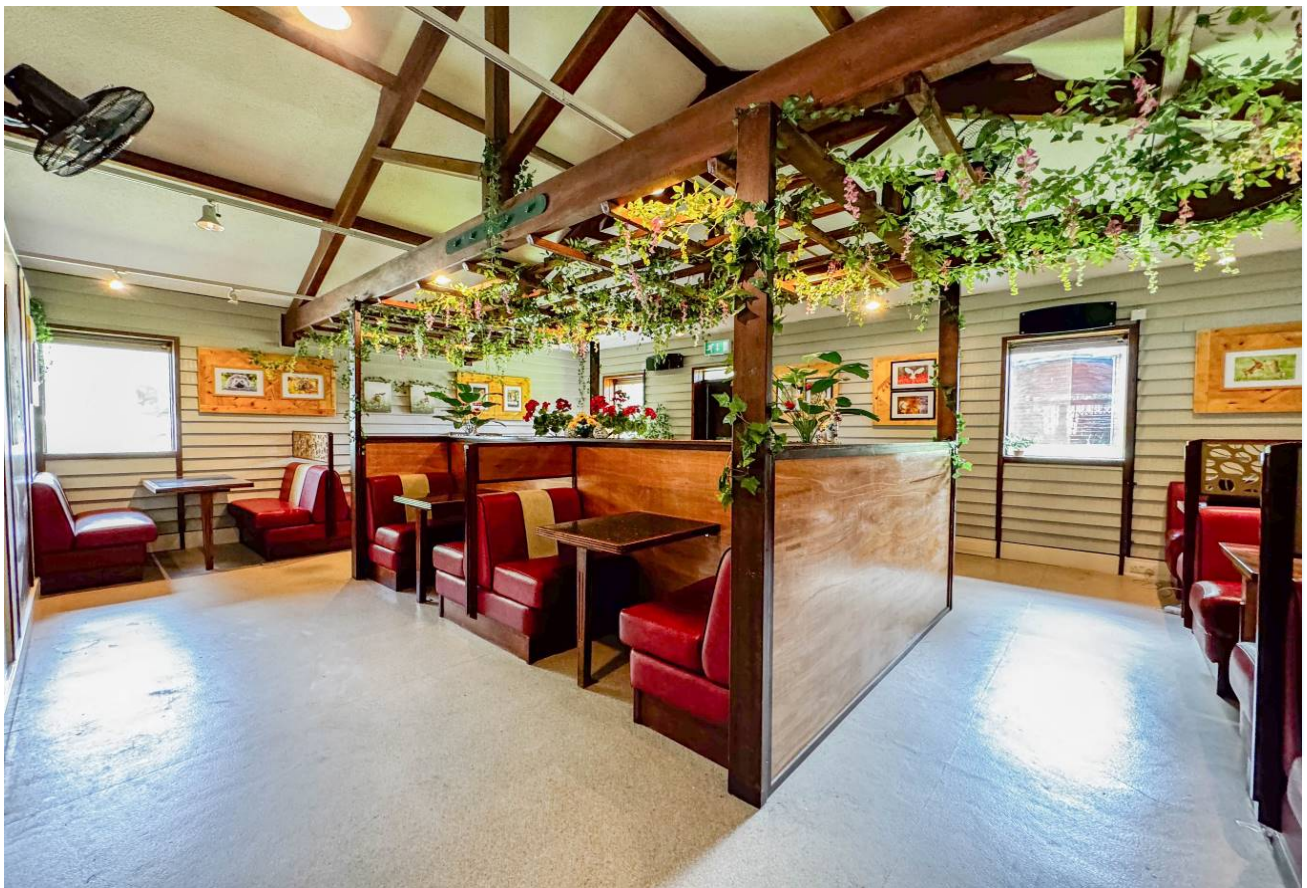
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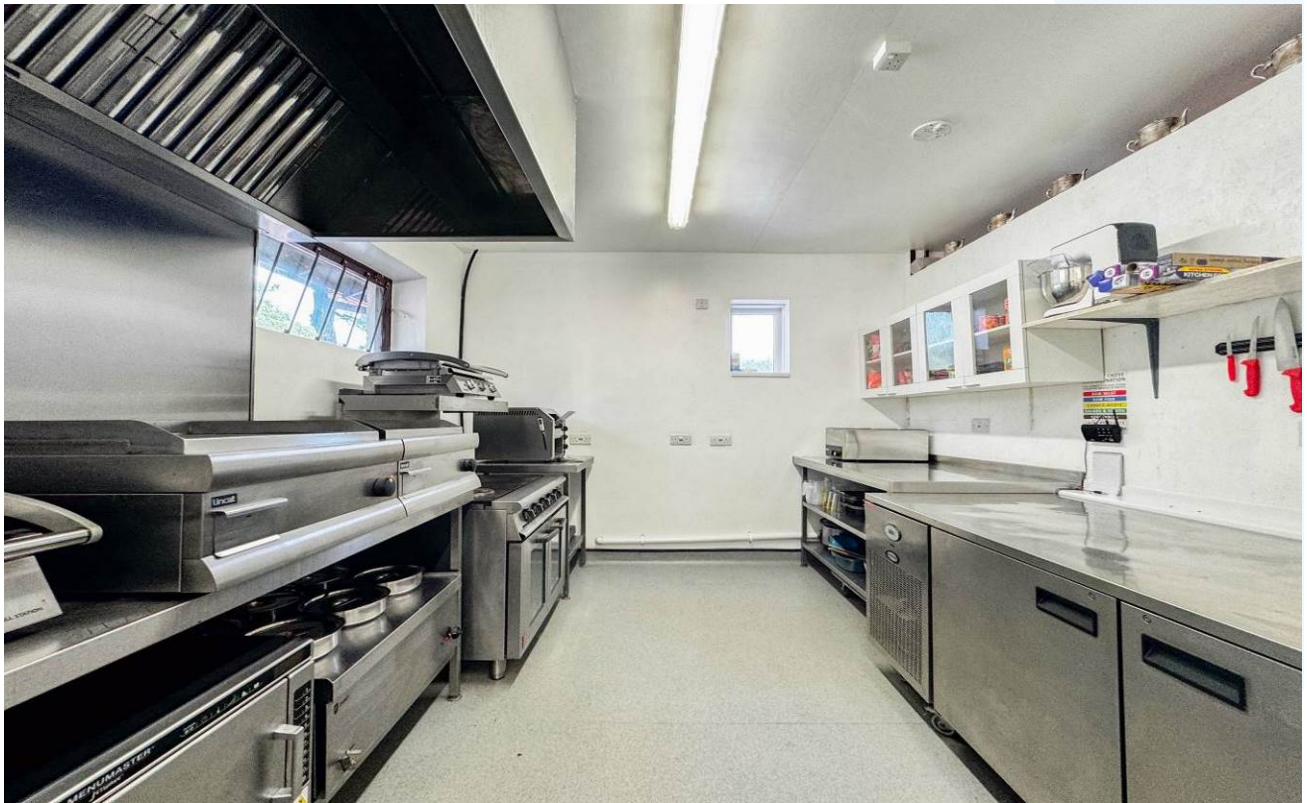
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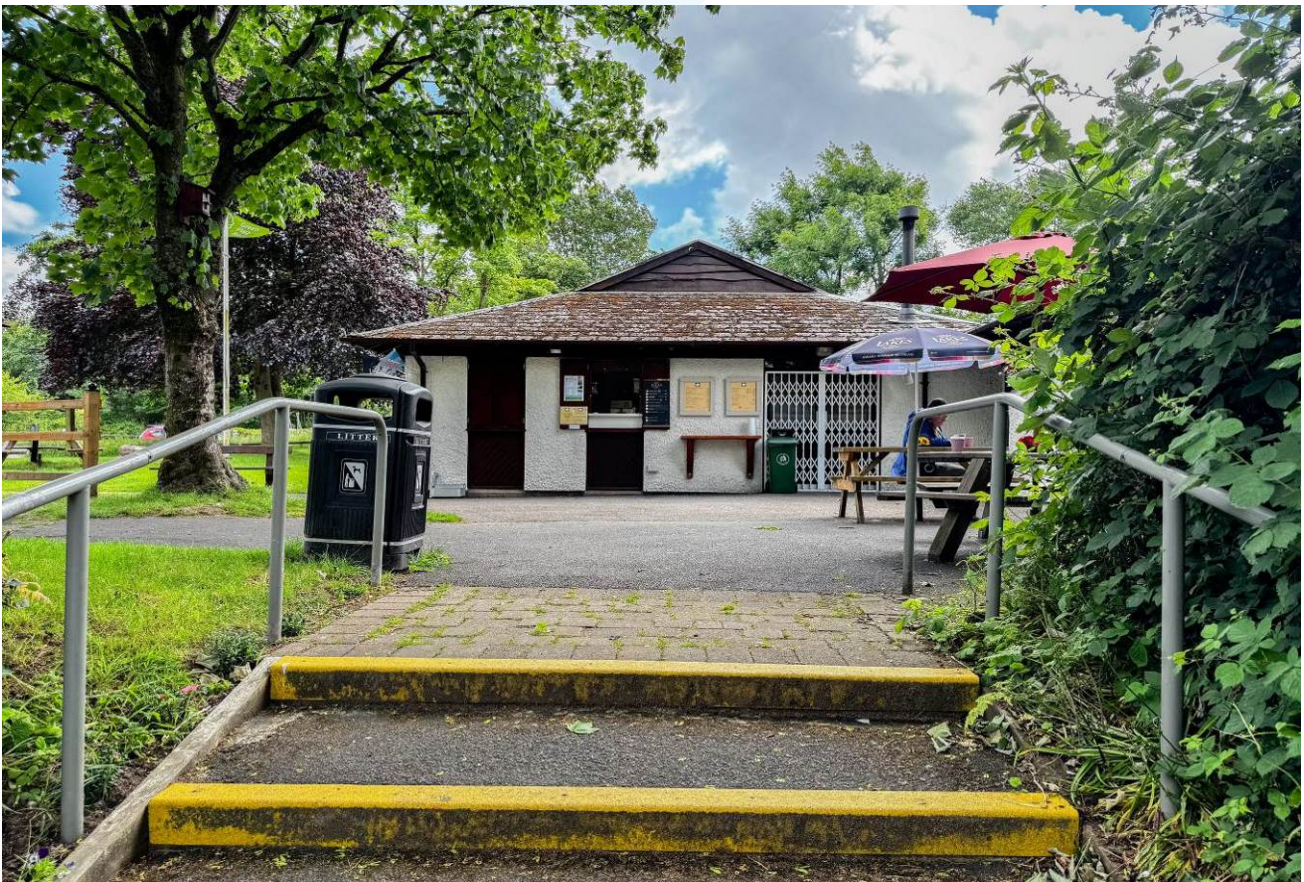
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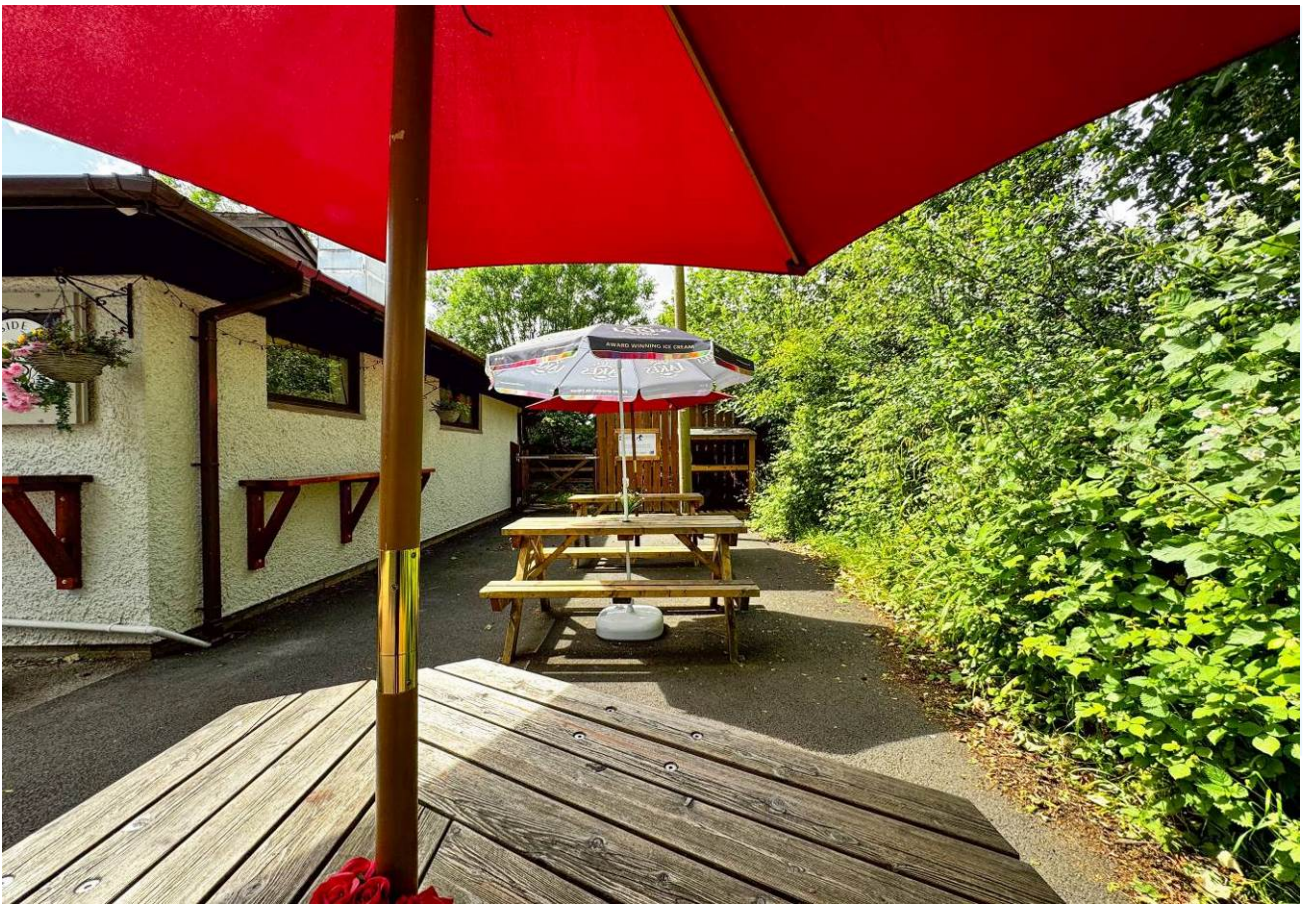
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