



Call us on 01253 623486
or Fax: 01253 752068
Email info@kaysestates.co.uk
Web www.kaysestates.co.uk

COMMERCIAL ESTATE AGENTS

227/229 Church Street, Blackpool, FY1 3PB

Specialists for over 50 years in the sale and valuation of businesses, hotels and all types of commercial properties.

NB: The particulars set out in these details do not form part of an offer of contract. Any intending tenant/purchaser must satisfy self by inspection or otherwise as to their accuracy. Neither Kays nor the vendor has any authority to make or give any representation or warranty in relation to this property.



Leasehold Licensed Cafe Bar/Bistro

Reference: 011003

Leasehold Price: £50,000

35 Church Road, Lytham, FY8 5LL

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: An opportunity to acquire a Licensed Cafe Bar/Bistro in the popular area of Lytham. The leasehold premises occupies part of the ground floor of a Boutique Bed & Breakfast Hotel. Permission approved for opening hours of 8am to 10.30pm. Excellent opportunity for an experienced operator to tap into the vibrant Lytham food/hospitality scene and establish a quality Cafe Bar/Bistro. New lease, rent £40,000 pa.

LOCATION: Lytham is a prestigious affluent seaside town on the North West Fylde Coast approximately 5 miles south of Blackpool. The property is located in the heart of Lytham with a 2 minute walk from all the shops, restaurants, cafes and the famous green with the windmill.

ACCOMMODATION

GROUND FLOOR: Spacious shared hallway entrance and access to premises. Licensed Cafe Bar/Bistro with approx 30 covers, feature glass display shelving to one wall; reception area open plan to modern fitted kitchen with commercial stainless steel extractor;

EXTERIOR: Rear decked area leading to paved patio area.

BUSINESS: The Cafe Bar is operated by the present owner Thursday to Sunday 8.30am to 2pm. Excellent opportunity for an experienced operator to establish a quality Cafe Bar Bistro and tap into the Lytham food scene. Landlord will continue to operate the B&B giving the option to provide food service to the guests.

TENURE: New lease agreement negotiable with the Landlord, commencing rental £40,000 pa.



