



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 Cafe

Reference: 010956

Leasehold Price: £20,000

Lido Royal Cafe, 277/279 Lytham Road, Blackpool, FY4 1DP

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: A spacious Cafe located in the local shopping area of Waterloo Road at South Shore. The business operates all year round with a regular customer base. Currently open 9am - 2pm, 7 days a week offering scope to extend hours. Remainder of the lease until 2030 with a current rent of £1,320 per calendar month (9 months of the year) the adjoining retail unit is sublet at £200 per calendar month. Turnover averages £1,500 a week, further accounts available to genuine interested parties after viewing.

LOCATION: On the Westerly frontage of Lytham Road immediately south of its junction with Waterloo Road next door to the Halifax.

ACCOMMODATION

GROUND FLOOR: Single fronted Cafe with 46 covers, fitted counter and tiled floor; customer wc; Kitchen with stainless steel extraction, tiled floor; staff wc; store;
Separate adjoining retail unit sub let at £200 per calendar month.

EXTERIOR: Rear yard and bin store.

BUSINESS: The Cafe is equipped including hot water heater and steam injector, milk machine, 2 microwaves, Baine Marie, 2 x 4 bank toaster, oven, griddle, double deep fat fryer, contact griddle, double fridge and 3 freezers. A full inventory will be produced by the vendor. Accounts for the business confirms turnover for year end 3/22 of £77,000.

SERVICES: All mains services connected.

TENURE: Rent £1,320 per month March to November, remainder of original lease expires 2030.



