



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.



Licensed Cafe Bar/Restaurant

Reference: 011075

Leasehold Price: £49,950

Dalvee, 93 Clifton Street, Lytham, FY8 5EH

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: Leasehold modern Cafe Bar in Lytham Town Centre opposite Market Square the main area for all the restaurants and bars in this popular and sought after location. The fully equipped premises would lend themselves to a variety of catering styles having previously operated with an Indian Street Food vibe. 10 year original lease from September 2019 at a rent of £25,000 pa. Renewable lease and Landlord may consider a new lease. May also suit Micro Pub subject to Licence Variation/Planning. Opportunity to re-establish a business in a prime location.

LOCATION: On Clifton Street in Lytham Centre opposite Market Square close to all the bars and restaurants.

ACCOMMODATION

GROUND FLOOR: Single fronted premises with 32/36 covers and fitted bar counter; Ladies and Gents wc; kitchen with stainless steel extraction; pot wash area.

EXTERIOR: Forecourt seating for approx 12-15 covers. Rear yard and store.

BUSINESS: The business is equipped including under counter bottle fridges, coffee machine, ice machine, digital till, double deep fat fryer, 4 ring hob, grill, counter fridges, freezer, dishwasher, etc. The business has closed due to vendors other business commitments.

SERVICES: Electric and water services connected, CCTV,

TENURE: Leasehold. 10 year original lease from September 2019 at a rent of £25,000 pa. Renewable lease and the Landlord may consider negotiating a new lease.



