



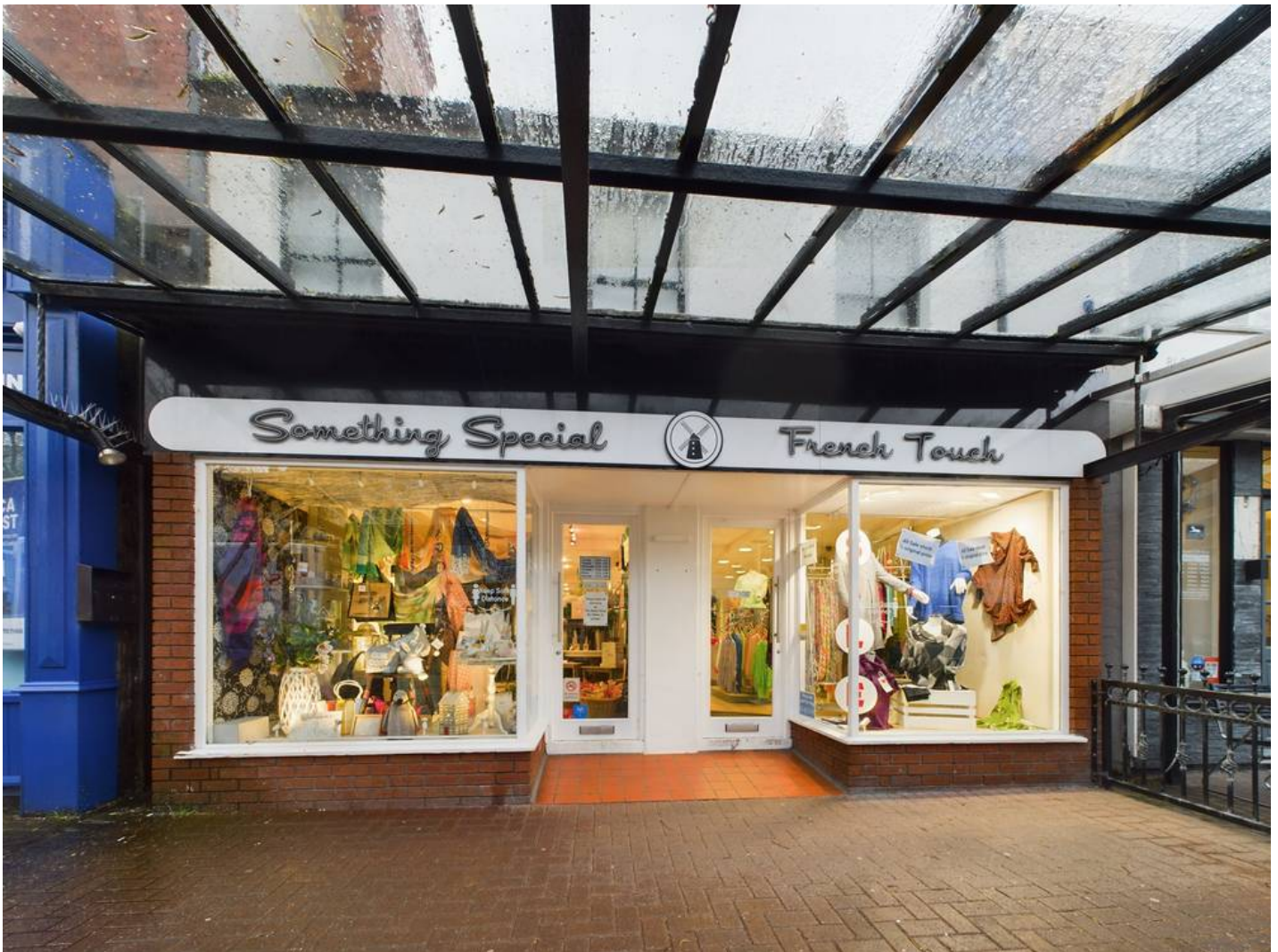
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COMMERCIAL ESTATE AGENTS

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.



## Gift Shop

**Reference: 011134**

**Leasehold Price: £35,000**

**Something Special, 83a Clifton Street, Lytham, FY8 5ER**

**VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.**

**DESCRIPTION:** Leasehold Gift Shop business located in a prime location on the high street in the affluent seaside town of Lytham. The well established business sells a variety of household gifts and artificial flowers with a good local customer base plus benefiting from the large numbers of visitors to the Town. The vendor operates the adjoining Ladies Fashion business next door which is also for sale and can be purchased together for £100,000 + SAV. The vendor confirms the Landlord has indicated a new lease would be negotiated prior to purchase, current rent £21,000 per annum.

**LOCATION:** Clifton Street, Lytham which is the main high street with other users close by including Tesco Express, Boots, Sainsbury's Local and Costa Coffee.

**ACCOMMODATION**

**GROUND FLOOR:** Single fronted gift shop unit approx 3.3m x 13.7m;

**FIRST FLOOR:** Storage 4.2m x 3.7m + 1.5m x 8.6m;

**EXTERIOR:** Shared rear yard, shop wc, steel staircase gives access to storerooms.

**BUSINESS:** The gift shop has traded for over 30 years and has shown consistent turnover levels and strong net profits for an owner operator. Full figures will be made available to interested parties after viewing.

**SERVICES:** Electric and water services connected.

**TENURE:** Shop let on a 6 year lease from Dec 2018 with the current tenant holding over on the lease by agreement with the Landlord. The vendor confirms the Landlord has indicated a new lease would be negotiated prior to purchase, current rent £21,000 per annum.

