



**FISHER
WRATHALL**
COMMERCIAL



Afters Desserts, 5 Euston Road, Morecambe, LA4 5DB Offers In The Region Of £75,000

FOR SALE - Well established north west business selling desserts, milkshakes, ice cream and other treats in a sought after location, together with cover seating for 96, enjoying a growing business turnover.

A business with still further potential to host larger children's parties having substantial unused first floor space.

Regular clientele and night time takeaway trade. Competitively priced business to sell. Viewing essential to fully appreciate the business and its further potential.



Location

Morecambe is an extremely popular traditional seaside holiday resort sitting on the eastern shores of Morecambe Bay looking towards the Lakeland Fells.

Morecambe is benefitting from ongoing development and regeneration initiatives including the proposed Eden Project Morecambe for which a planning application has been submitted and funding agreed with Central Government. Designed to showcase the ecology of the Bay, Eden Project Morecambe will further enhance the tourist and resident attraction of Morecambe once built, as well as further improve student diversity in conjunction with Lancaster University.

The proposed Eden Project Morecambe will not be far away from the subject premises.

This section of Euston Road is pedestrianised.

Description

A large retail unit of substantial size with equal first floor space currently used as storage. Beautifully laid out on the ground floor as an American style diner the premises offer an existing busy business with further potential, particularly due to the unused first floor space.

After Desserts trades really well and even has more scope within the existing ground floor to operate with longer hours. Busy night time trade with takeaway.

Dining with 96 covers. Fully equipped, the business includes a Carpigiani ice cream maker, vented Gelato ice cream freezers, waffle makers, illuminated dessert display unit and plenty of other equipment all relevant to the successful running of the business.

Extremely well presented and equipped this is a business well worth considering. As Morecambe itself gets busier, particularly if Eden Project Morecambe takes off, then this business is ideally placed to take full advantage of what will be a significant increase in footfall

Accommodation

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Ground Floor

Sales Shop

77'2" x 26'1" (23.523 x 7.972)
Substantial sales shop set out as an American style diner, very striking in red and white with covers for up to 96 people, full range of equipment included with vented Gelato ice cream freezers, Carpigiani ice cream maker, waffle makers and various other equipment, illuminated dessert display unit.

Store Room / Office

Prep Kitchen / Wash Room

Plumbing for dishwasher.

Rear Access

With staircase leading off, access to the rear street, disabled toilet.

First Floor

Landing

With access to staff toilet.

Main Store Area

71'8" x 22'2" (21.845 x 6.775)
Plus deep side passage.

Front Store Room

26'7" x 14'9" (8.112 x 4.516)

Services

Mains electricity, 3 Phase electricity, water and drainage connected.

Rateable Value

VAT

The business is registered for VAT, so VAT will be payable on the purchase price.

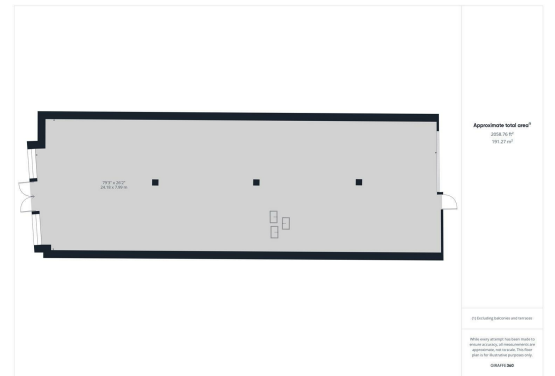
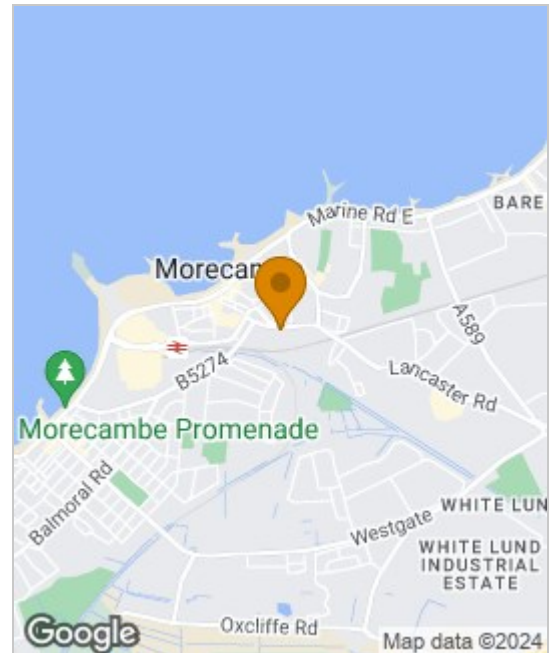
Lease Terms

Residue of a 10 year lease dated 31st March 2021 with the current rent passing £19,000 plus vat per annum.

Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN.

Please call 01524 69922 to arrange or email: info@fwcommercial.co.uk



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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