



**FISHER  
WRATHALL**  
COMMERCIAL



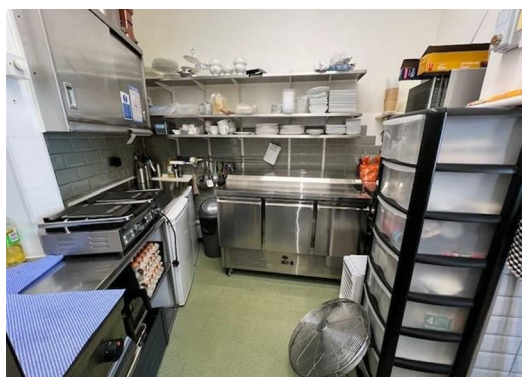
## **Café Edelweiss Ashtrees Way, Carnforth, LA5 9JX Offers In The Region Of £45,000**

FOR SALE - Business as a going concern. Long established Cafe business which has been trading in these premises for many years.

Situated off Market Street to the rear of Booths supermarket, this Cafe is tastefully appointed and decorated and only trades at the moment for 4 days per week just under the vat threshold. Scope therefore for more hours to be worked to generate a greater turnover.

Offered for sale as a going concern and turnkey operation with all furnishings included.

Ideal lifestyle opportunity. Viewing essential.



## Location

The subject premises are situated in the centre of Carnforth on Ashtrees Way which is off Market Street on the walk through to the rear of Booths supermarket.

Ideal town centre location and great position for this style of business.

## Description

Long established Cafe business which has been trading for many years. Very popular business which currently trades only 4 days per week for ease of working and keeps the business just under the vat threshold.

Scope to increase trade with longer hours. Additional benefit of outside space for extra table covers, weather permitting. Edelweiss is an end unit.

## Accommodation

### All Ground Floor

#### Cafe

17'9" x 15'7" (5.41m x 4.75m)  
Average measurement, well presented with some 20 table covers, tall cake display fridge, wooden flooring, electric wall heater.

#### Toilet & Store Area

#### Kitchen

15'0" x 7'5" (4.57m x 2.26m )  
Average measurement, good range of kitchen equipment including coffee machine, hob, buffalo flat plates, bosch microwave, under counter freezers, under counter glazed cool fridge, extractor, sink unit, fitted shelving, wall cupboard and worktop, water boiler, new dishwasher on lease.

#### Exterior

Additional very useful outdoor space with pavement licence for more table covers, weather permitting.

#### Reserved Car Parking Space

One reserved car parking space.

#### Rateable Value

£4,950.

## Services

Mains services available.

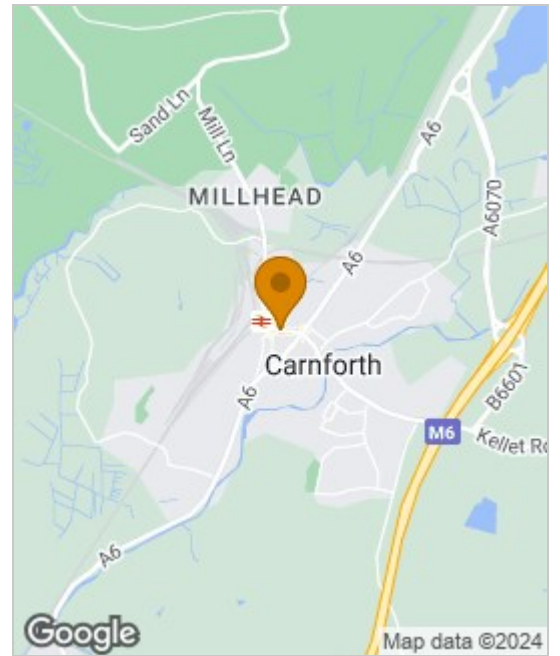
## Lease Terms

Assignment of an existing lease, 5 years from 13/03/2021. Rent reserved £7,500 pa.

## Viewing Arrangements

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

Tel : 01524 69922 email : [info@fwcommercial.co.uk](mailto:info@fwcommercial.co.uk)



## Energy Efficiency Rating

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

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