

**Trafalgar Restaurant  
40-42 North Albert Street  
Fleetwood**

**REF: 00C102F**

- \* **Licensed Restaurant with Substantial Private Accommodation**
- \* **Fleetwood, Lancashire**
- \* **Substantial Corner Property**
- \* **Prominent Location**
- \* **All Year-Round Trading Location**
- \* **Established Business Since 1967**
- \* **Retirement Sale**
- \* **Excellent Trading Accounts**
- \* **In Fabulous Order Throughout**
- \* **Priced to Sell**
- \* **Potential to Increase Income**
- \* **Viewing Highly Recommended**



**DESCRIPTION:** Kenricks are delighted to offer this well-known and popular Licensed Restaurant with Private Accommodation for Sale.

This substantial corner property is situated in a prominent position in the seaside town of Fleetwood, Lancashire.

The business has been successfully trading as a licensed restaurant since 1967 and has been offered for sale as part of our clients impending retirement. The property would be ideal to split into two individual venues if so desired, so there is potential to increase income.

Viewing Highly Recommended

**Ground Floor**

Main Entrance leading to feature Vestibule Entrance.

Open Plan Bar/Lounge Area with feature fireplace, panelled walls, fitted timber bar and seating for diners.

Main Dining Room with archway leading to:

Further Dining Area with archway leading to:

3 Smaller Dining Areas.

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Toilet area with Ladies and Gents Toilets.

Kitchen with non-stick flooring and a range of commercial equipment including; stainless steel worktops, extraction units, stainless steel commercial fridges and freezers.

Still room.

**Lower Ground Floor**

Cellar Area

**First Floor**

Private Accommodation.

Lounge with laminate flooring and wall lighting.

3 Bedrooms.

Shower and Toilet.

Laundry Room.

Utility Room.

**EXTERIOR**

2 Enclosed Yards with Storage Units.



**CURRENT BUSINESS HOURS**

Wednesday, Thursday, Friday - 5.30pm – 9.30pm.

Saturday – 6pm-9.30pm.

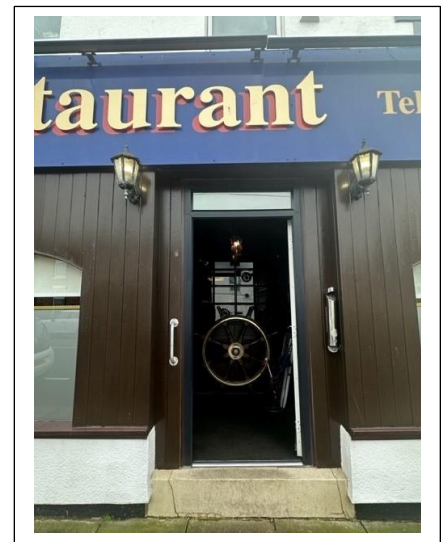
Sunday - 12 noon to 5.30pm.

**AGENTS NOTES:** The premises has an air-conditioned heating system.

**BUSINESS:** Accounts on application.

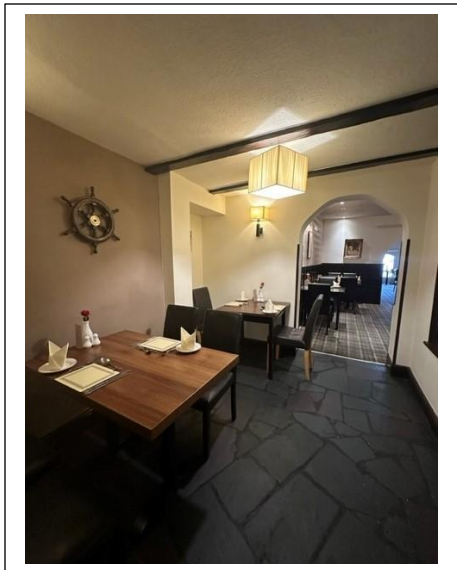
**TENURE:** Freehold.

**PRICE:** £249,950

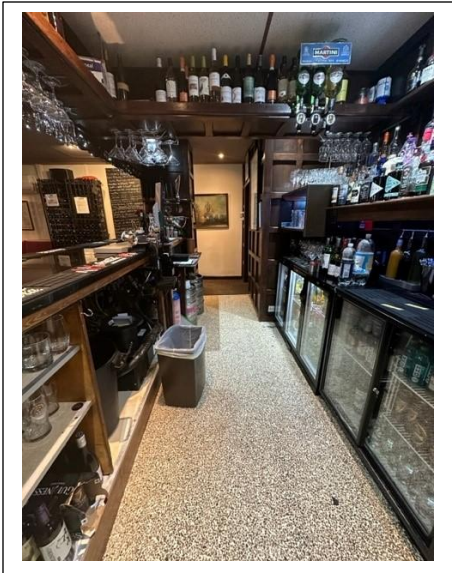


**VIEWING:** By appointment through Kenricks 01253 420420.

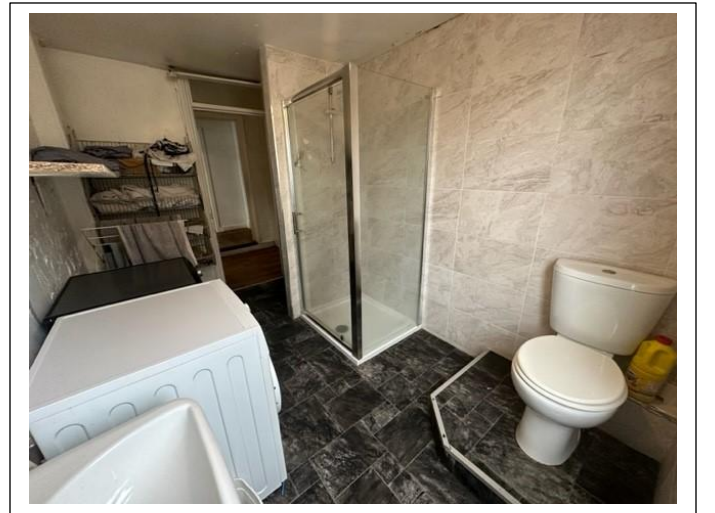
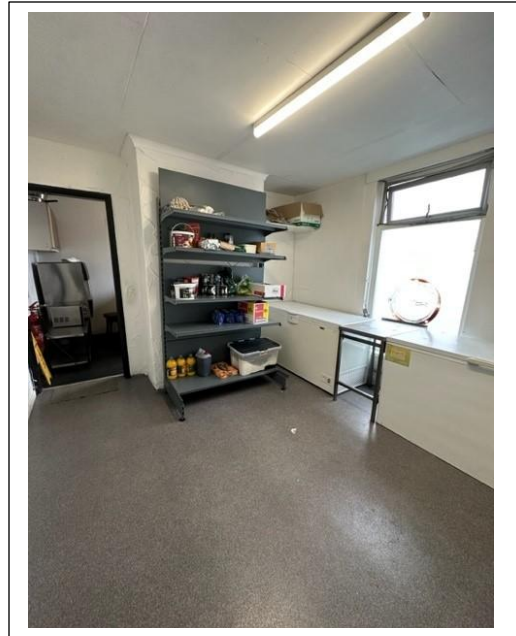
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