

**Kimberley's Desserts  
138, St Albans Road  
Lytham St Annes**

**REF: 0CL404M**

- \* **Former Dessert Bar**
- \* **St Annes On Sea**
- \* **Busy All Year-Round Trading Location**
- \* **Recently Fitted Out to an Exceptional Standard**
- \* **Not Currently Trading**
- \* **Low Ingoing**
- \* **Priced to Lease**
- \* **Tremendous Potential**
- \* **Viewing Highly Recommended**



**DESCRIPTION:** Kenricks are delighted to offer this rare opportunity to purchase a former popular Dessert Bar business.

The business recently closed and is no longer trading but offers tremendous potential for various catering options such as a coffee shop, café / tearoom serving hot & cold food etc.

The premises are situated in the ideal and busy trading location of St Albans Road. An area which benefits from high footfall with convenience stores, hardware shop, and delicatessen/butchers being in close proximity.

The premises have been fully refurbished to an exceptional standard with high quality fittings/equipment and needs to be viewed to be fully appreciated.

**Ground Floor Retail unit**

Stylish and contemporary Dining Area with modern décor, lighting and flooring, velvet seating, tables and chairs for diners.

Fully equipped Kitchen/Preparation Area comprising a range of equipment including a servery counter, refrigerated display cabinets, upright fridges, ovens, electronic menu display, waffle maker, air fryer, crepe machine & electronic till etc.

Hallway leading to:

Toilet

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**EXTERIOR:** The premises boast superb outdoor space with wrap around block paving, ideal for tables and chairs in the summer months and additional parking to bolster the on-street parking in the winter. Rear access door for loading. Staff parking for one car.

**HOURS:** Not Trading

**BUSINESS:** Historical accounts on application.

**TENURE:** Leasehold – We are informed a new lease is required with a 3 year break clause at a rent of £1,000 per calendar month. The incoming tenant is responsible for the Landlords Legal Fees of £750.

**PRICE:** £9,250 Ingoing

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

