

**The Courtyard Café  
Unit 1, Clifton Fields  
Lytham Road, Clifton  
Near Preston**

**REF: 0CL511M**

- \* **Licensed Cafe**
- \* **Clifton, Lancashire**
- \* **Situated on Popular Business Park**
- \* **In Excellent Order Throughout**
- \* **Rare Opportunity**
- \* **Strong Trading Accounts**
- \* **Priced to Sell**
- \* **Al Fresco Dining Terrace**
- \* **Tremendous Potential to Increase Trade**
- \* **Viewing Highly Recommended**



**DESCRIPTION:** Kenricks are delighted to offer this rare opportunity to purchase this popular Licensed Café.

The premises are situated on the popular Clifton Fields Business Park, in Clifton between Lytham and Preston in Lancashire.

Operating alongside the café, on the business park are a number of other businesses such as hairdressers, architects, a brewery, gym, a children's nursery, Pilates studio and an events venue.

The Café sells a range of breakfasts, light meals, toasties, paninis and sandwiches, soups, cakes hot and cold drinks and a selection of beers, wines and spirits.

Viewing highly recommended.

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**Ground Floor (Approx: 969sq.ft)**

Main entrance leading to:

Lobby with display stand and shelving and framed pictures and photographs on the wall.

Servery area with counter and prep area, with a range of equipment including under counter fridge, under counter freezer, glass display cabinet.

Fabulous open plan dining area with feature timber beamed ceiling and hanging lights with seating for approximately 30-35 guests.

Kitchen with a range of commercial equipment including a fridge freezer, microwaves, soup cauldron, four ring oven and separate grill, double panini machine and griddle. Toilet.

**EXTERIOR:** Al Fresco dining terrace with table and seating for approximately 30-35 covers.

**AGENTS NOTES:** A full inventory will be made available to interested parties following viewing. The premises licence allows the sale of alcohol for consumption both on and off the premises Monday to Sunday 9am to 7pm.

**BUSINESS:** Trading Accounts available following viewing.

**HOURS:** Current Opening Hours Tuesday to Saturday 9:30am – 3:00pm.

**TENURE:** Leasehold – New flexible lease offered at a rent of £6,000 per annum, a service charge may apply.

**PRICE:** £49,950 Ingoing + SAV.

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



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