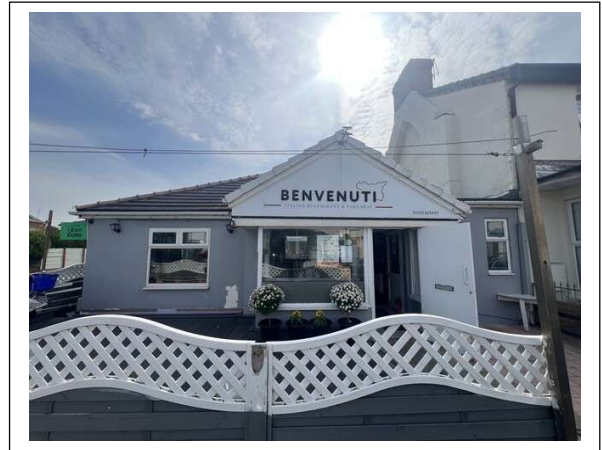


**Benvenuti
30 Nutter Road
Cleveleys**

REF: 00C597M

- * **Licensed Restaurant**
- * **Cleveleys, Lancashire**
- * **Corner Property**
- * **Prominent Location**
- * **All Year-Round Trading Location**
- * **In Fabulous Order Throughout**
- * **Priced to Sell**
- * **Potential to Increase Income**
- * **Viewing Highly Recommended**



DESCRIPTION: ** FOR SALE BY ONLINE AUCTION** On behalf of Pattinson Auctions, Kenricks are delighted to offer this well-known and popular Licensed Restaurant for Sale.

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

The business has been successfully trading as a licensed restaurant for a number of years.

The property is in excellent condition and would be ideal as a destination restaurant for any type of cuisine or a micro pub or wine bar.

Viewing Highly Recommended.

Ground Floor

Main Entrance.

Open Plan Bar (2 lines)/Lounge Area (approx. 743 sq. ft.) with artisan tiled floors and stylish seating for 42 diners.

Store cupboard / beer line area.

Gents' washroom.

Ladies' washroom.

Accessible toilet.

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Kitchen (approx.189 sq. ft.) with non-stick flooring and a range of commercial equipment including; stainless steel worktops, stainless steel commercial fridges and freezers.

Preparation Area 1 (approx.92 sq. ft.).

Kitchen dishwashing area with industrial dishwasher (81sq. ft.)

Preparation Area 2 (approx.192 sq. ft.).

EXTERIOR

Timber decked patio area which can seat 20 diners.

CURRENT BUSINESS HOURS

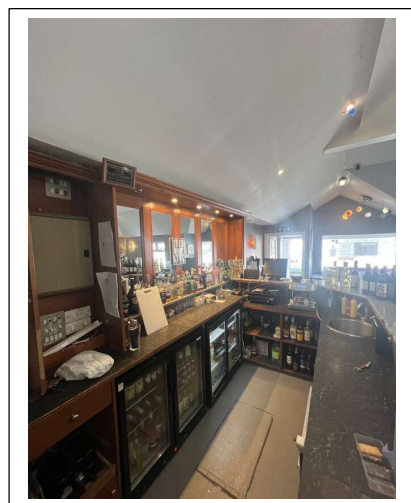
Every day 5pm to 11pm.

AGENTS NOTES: The premises is electric only with a separate room to the rear which houses LPG tanks which supply the kitchen with gas. The premises is licensed to be open from midday to midnight every day.

TENURE: Freehold.

STARTING BID: £205,000

VIEWING: By appointment through Kenricks 01253 420420.



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