

**The Vault Bar and Lounge
2a Crescent
East Cleveleys**

REF: 0PL610M

- * **Licensed Bar & Function Rooms**
- * **Town Centre, Cleveleys**
- * **Excellent All Year Round Trading Location**
- * **Prominent Position in the Heart of Cleveleys**
- * **Substantial 3 Storey Property**
- * **Suitable for a Number of Uses Subject to Planning Permission**
- * **Forecourt Seating**
- * **Tremendous Potential**
- * **Viewing Highly Recommended**



DESCRIPTION: Kenricks are delighted to offer this rare opportunity to purchase an exceptional leasehold Bar and Lounge business in the heart of Cleveleys vibrant Town Centre.

The business has been operating for a number of years and has become one of the most popular drinking establishments in Cleveleys which is represented in strong trading accounts.

The premises is currently trading as a dual venue with a stylish and exquisitely fitted bar to the ground floor which is licensed for 160 patrons, a well-appointed function room on the first floor which can cater for up to 80 guests and the second floor comprises of a staff restroom, bedroom, lounge and additional space for storage.

Viewing highly recommended.

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Ground Floor

Main Entrance leading to:

Open Plan Bar (Approx. 1550 sq. ft.) with fitted stylish and contemporary bar (10 beer lines), Dance Area and Seating Area with mixed seating for approx. 42 patrons.

2 private VIP Vaults/Lounges (Approx. 200.8 sq. ft.)

Rear Exit / Refuse Area.

Ladies Toilet, Men's Toilet and Accessible Toilet.

Internal Staircase leading to:

First Floor

Function Room (Approx 1063.69 sq. ft.) with fitted stylish and contemporary bar with a range of pumps and optics, tables and chairs and Bi-folding doors at the rear leading to

Enclosed External Seating Area (Approx. 198.11 sq. ft.) with bench style seating, artificial grass and wooden panelling to the surrounding walls.

Storeroom x 2 (Approx 200.8 sq. ft.)

Internal Staircase leading to:

Second Floor

Bedroom / Lounge currently used as Storeroom

Large Double Bedroom

Bathroom with shower, toilet and sink.

Kitchen with fitted wall and base units.

AGENTS NOTES: The property has CCTV, Air Conditioning and is Alarmed.

A full inventory would be supplied to interested parties.

The square footage for all 3 floors is approx. 3,907.3 sq. ft.

The Landlord might consider allowing the premises to be used for alternative uses.

PRICE: £120,000 Ingoing. Plus S.A.V.

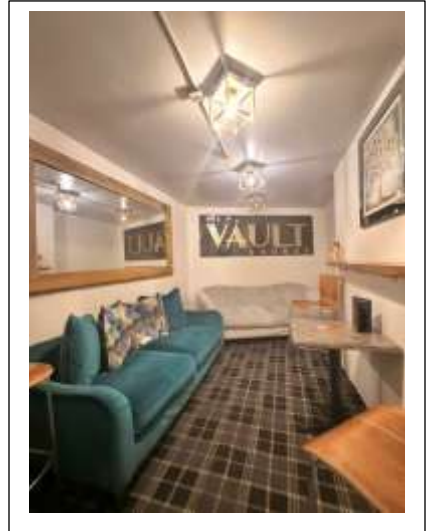
TENURE: Leasehold- 5 years remaining on a 10-year lease at a rent of £35,000 per annum.

Incoming tenant may be responsible for the landlord's and vendors legal fees in this transaction.

VIEWING: By appointment through Kenricks 01253 420420



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