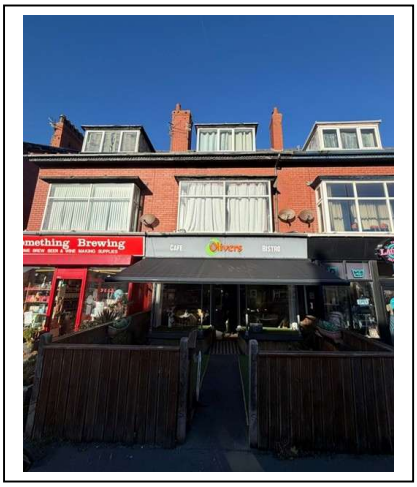
Olivers
125 St Albans Road
Lytham St. Annes

REF: 0CL658M



*** Café / Bistro with 2 Bed Apartment Above**
*** St. Annes on Sea**
*** Busy All Year Round Trading Location**
*** In Lovely Order Throughout**
*** Established Business**
*** Catering for 26 Covers**
*** Forecourt with an Additional 12 Covers**
*** Priced to Lease**
*** Low Rent**
*** Potential to Increase Trade**
*** Viewing Highly Recommended**

DESCRIPTION: Kenricks are pleased to offer this well-known and desirable Café / Bistro for Sale.

The premises is situated in the busy and popular trading location of St Albans Road in the seaside town of St Annes on Sea in Lancashire.

The premises has been refurbished and decorated to a high standard throughout and is offered fully equipped.

There is a 2 Bedroom Apartment above which is part of the lease.

The business successfully operates opening 4 days a week offering a separate day menu and evening menu. During the day they sell jacket potatoes, paninis, wraps, pizzas and hot and cold drinks, desserts and ice-creams. During the evening a mediterranean menu is served including starters and a range of pizza and pasta dishes and desserts.

Viewing Highly Recommended.

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Ground Floor (Approx. 797 sq. ft)
Main Entrance leading to:
Open Plan stylish and contemporary Dining Area with laminate flooring and seating for 26 diners leading to:
Kitchen Area with counter and range of commercial equipment including double pizza oven, bench fridges, commercial fridge, panini grill, coffee machine and dough maker.
Storeroom
Corridor leading to:
Rear Courtyard Area with toilet and washbasin.

Separate Entrance to Private Accommodation

First Floor
Lounge
Fitted Kitchen
Utility Room
Bathroom comprising 3-piece suite with shower over bath.

Second Floor
2 x Double Bedrooms
Storeroom

EXTERIOR: Al Fresco Dining Area to the front with canopy and seating for 12 diners. Courtyard to the rear with Al Fresco Dining for 6 diners.

BUSINESS: Accounts on application.

HOURS: Wednesday & Thursday 11.30am - 2pm & 5.30pm - 9.30pm
Friday & Saturday 11.30am–2pm & 5.30pm–10.30pm

AGENTS NOTES: The private accommodation has gas central heating.
Incoming tenant will be responsible for landlords' legal fees in this transaction.

TENURE: Leasehold – We are informed a new flexible lease will be available, rent to be negotiated.

PRICE: Ingoing £27,000

VIEWING: By appointment through Kenricks 01253 420420

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