



FOR SALE / TO LET 65 CLIFTON STREET, LYTHAM FY8 5ER

Café/Wine Bar premises extending to 813 sq ft / 75 sq m nett

- Offered fully equipped and furnished, ready for immediate occupation
- Occupying a prime position within Lytham, adjacent to the new Trevino Lounge and opposite Caffé Nero
- Lytham is an affluent, vibrant and busy town and a major tourist destination.

B2 Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak-uk.com

01772 652652

Location

Situated on Clifton Street, the prime trading location of Lytham, with many national operators represented close by, including Boots, Tesco, Sainsburys, Caffè Nero etc.

Description

Ground floor lock up premises, previously trading as The Estuary Café Bar & Bistro.

Providing bar and dining room to the front, kitchen, wash up and storage facilities to the rear.

Externally, the property has a forecourt for al fresco dining and the rear yard provides staff car parking facilities.

Accommodation

To the front there is a bar/dining area 18'9" x 30'6" and includes disabled/female and male WCs.

The kitchen is 11'4" x 12'3" and is fully equipped and has a full extraction system.

Beyond the kitchen there is a store room, staff WC with gas boiler, wash up area and second store room.

Internal photographs are available on our website.

Services

Mains gas, water and electricity are connected and the property has the benefit of gas fired central heating and a full fire alarm system.

EPC

A copy of the EPC will be made available at the agent's office. The EPC rating is D93.

A full copy of the EPC is available at www.epcregister.com

Planning/Licensing

The premises have traded as a café/bistro with the benefit of a full justices licence.

Prospective tenants are advised to make their own enquiries of the local authority

Assessment

The property is entered on to the rating list at a rateable value of £21,500.

Rates Payable 2024/2025: 49.9p in the £

Fixtures, Fittings & Equipment

The premises are offered fully equipped but no warranties or guaranties are offered in respect of any of the items on site. No tests have been carried out on any of the items of equipment and prospective tenants must rely upon their own enquiries and inspection.

The landlord will not be responsible for the replacement of any defective item, either at the commencement or during the term of the lease.

Lease

Available for a term of years to be agreed upon full repairing and insuring terms.

Rental

£30,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

Purchase Price

The freehold interest in the property is available and offers around £300,000 are invited.

Legal Costs

Each party are to be responsible for their own legal costs involved in the transaction.

Viewing

Strictly by appointment through the agents HDAK.
Telephone: 01772 652652 or e-mail: reception@hdak.co.uk