

BUSINESS FOR SALE

CLEAN & LEAN
4, CLEVELEYS AVENUE,
CLEVELEYS
THORNTON CLEVELEYS
FY5 2UH

- HEALTH BAR BUSINESS AVAILABLE TO BUY
- LOCATED IN A CONVENIENT LOCATION
- WITHIN CLEVELEYS TOWN CENTRE
- WEALTH OF PASSING TRADE

INGOING PRICE: £25,000 RENTAL: £6,150 PA EXC



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CLEVELEYS AVENUE, CLEVELEYS

LOCATION

Cleveleys Avenue is accessed off Victoria Road West, which is the main high street of Cleveleys. The surrounding areas comprise of dense residential locations and the unit enjoys a wealth of passing pedestrian and vehicle trade.

DESCRIPTION

We are pleased to confirm the opportunity to purchase this business that operates as a Health Bar/Takeaway. .

It is a fully fitted premises with a commercial kitchen.

The business specialises in healthy eating, serving freshly prepared food such as protein pancakes, curries, chillies, casseroles, jacket potatoes and stir fry dishes, noodles and salads.

ACCOMMODATION

Ground floor premises:

NIA approx. 450 sq ft to include the front customer and server area, the rear kitchen, WC and store room.

Seating for approx. 4

The front forecourt provides customer car parking for 2 cars and there are also spaces for 2-3 cars at the rear for staff parking.

RATEABLE VALUE

We have been informed by the current owner that business rates are not applicable.

LEASE / LEGAL COSTS

Assignment of the present lease – full details to be provided.

EPC RATING

TBC

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

PLANNING DISCLAIMER

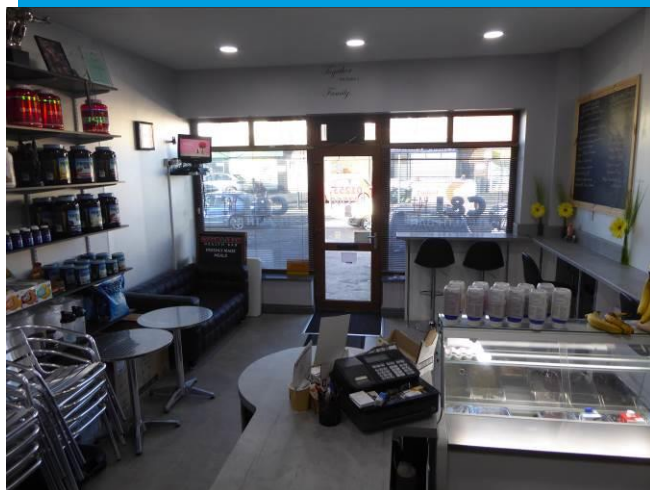
It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning.

VAT

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

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