

BUSINESS FOR SALE

SERIOUS OFFERS CONSIDERED

CAPRICORN CAFÉ
21 LORD STREET
FLEETWOOD
FY7 6DX

- GROUND FLOOR ESTABLISHED CAFÉ
- FRONTS DIRECTLY ONTO THE HIGH STREET
- BENEFITS FROM A WEALTH OF PASSING PEDESTRIAN AND VEHICLE TRADE
- DENSE SURROUNDING RESIDENTIAL AREAS
- GREAT OPPORTUNITY

INGOING: £8,000 **REDUCED** RENTAL: £8,000 PA EXC.



Duxburys
Commercial

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LORD STREET FLEETWOOD

LOCATION

This ground floor café premises occupies a convenient and strong trading location on the high street of Fleetwood. It benefits from a wealth of passing vehicle and pedestrian trade. The high street boasts an array of established businesses and regional/national operators. The surrounding areas comprise of dense residential locations.

DESCRIPTION

This café business has been established within the premises for 27 years in total with the present operator running the business for the past 17 years.

The cafe has been successfully operated with an average turnover over the last 3 years of circa. £34,000.

Account information will be available on request after an initial viewing and meeting with the seller.

The café premises comprises fitted tables and chairs to the front with a customer servery and rear kitchen. There is an additional preparation kitchen. WC's.

ACCOMMODATION

Café: 37 sq m
Kitchens: 15 sq m
Total area: 52 sq m
WCs

LEASE / LEGAL COSTS

The premises is available by way of assignment of the present lease with full lease details to follow. The incoming tenant may be responsible for the landlords legal fees incurred in the transaction.

BUSINESS RATES

To be confirmed.

EPC

EPC rating: to be confirmed.

VAT

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

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

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