

**Kimberley's Desserts
138, St Albans Road
Lytham St Annes**

REF: 0CL404M

- * **Dessert Bar**
- * **St Annes On Sea**
- * **Busy All Year-Round Trading Location**
- * **Recently Fitted Out to an Exceptional Standard**
- * **Dine In, Click and Collect, Takeaway or Delivery**
- * **Tremendous Potential**
- * **Confidential Sale – No Direct Approach**
- * **Viewing Highly Recommended**

DESCRIPTION: Kenricks are delighted to offer this rare opportunity to purchase an established well fitted popular Dessert Bar business.



The business sells a wide range of hot and cold quality desserts including Belgian waffles, French Crepes, Brownies, Cookie Dough, Milkshakes etc. offering customers a dine-in experience, click and collect order/takeaway service or delivery to their door. The store benefits from a seasonal tourist uplift in sales.

The premises are situated in the ideal and busy trading location of St Albans Road. An area which benefits from high footfall with convenience stores, hardware shop, and delicatessen/butchers being in close proximity.

The premises have been fully refurbished to an exceptional standard with high quality fittings/equipment and needs to be viewed to be fully appreciated.

Ground Floor Retail unit

Stylish and contemporary Dining Area with modern décor, lighting and flooring, velvet seating, tables and chairs for diners.

Fully equipped Kitchen/Preparation Area comprising a range of equipment including a serving counter, refrigerated display cabinets, upright fridges, ovens, electronic menu display, waffle maker, air fryer, crepe machine & electronic till etc.

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EXTERIOR: The premises boast superb outdoor space with wrap around block paving, ideal for tables and chairs in the summer months and additional parking to bolster the on-street parking in the winter. Rear access door for loading. Staff parking for one car.

HOURS: Monday & Tuesday Closed Wednesday 5pm – 9pm, Thursday 2pm – 9pm, Friday & Saturday 2pm – 10pm & Sunday 2pm – 9pm. Scope to increase opening hours with morning coffee and cake trade if desired.

BUSINESS: Accounts on application.

AGENTS NOTES: **Staff:** The store is owner managed with a compliment of part time staff along with a pool of self-employed delivery drivers.

TENURE: Leasehold – We are informed there is a 5 year lease from 24th April 2023 with a 3 year break clause at a Rent of £895 per calendar month. The incoming tenant maybe responsible for the Landlords Legal Fees

PRICE: £30,000 Ingoing

VIEWING: By appointment through Kenricks 01253 420420.

