

REF: 0CL423M

Keg N Cask
17 St. Andrews Road South
St. Annes on Sea

- * **Licensed Public House & Micropub**
- * **Town Centre, St. Annes on Sea**
- * **Close to Main Shopping Area & Amenities**
- * **In Lovely Order Throughout**
- * **Rare Opportunity**
- * **Licensed for 100 Patrons**
- * **Additional Forecourt Seating Area**
- * **Strong Trading Accounts**
- * **Priced to Lease**
- * **Tremendous Potential**
- * **Viewing Highly Recommended**



DESCRIPTION: Kenricks are pleased to offer this popular Licensed Public House and Micropub for Lease.

The premises is situated in St. Andrews Road South, being close to the Main Shopping Area & Amenities.

The premises is refurbished to a high standard throughout and is fully equipped.

The business serves a range of cask ales, ciders, keg beers and a selection of wines and spirits.

Viewing Highly Recommended.



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Ground Floor (Approx. 782 sq. ft)

Main Entrance leading to Main Bar Area.

Fitted wood panelled bar with ale pumps and a range of equipment including drinks fridges and electronic till.

Range of tables and chairs, plus corner bench seating.

LED modern light fittings, laminate flooring throughout.

Storeroom with a range of base units with

inset stainless steel sink unit, glass washer, chest freezer and hand wash basin.

Pump cupboard.

2 x Customer toilets.

EXTERIOR: Forecourt seating area with tables and chairs for 30 patrons.

BUSINESS: Accounts on application. Licensed to trade Sunday to Thursday 10am – 11pm, Friday & Saturday 10am to midnight.

HOURS: Monday – Thursday 4pm-9pm, Friday and Saturday 3pm – 10.30pm, Sunday 3pm – 9pm

AGENTS NOTES: The premises has gas central heating and are protected by CCTV, fire alarm system installed.

TENURE: Leasehold - We have been informed there is a balance of a renewable 7-year lease commencing 20th September 2019 remaining, with a rent payable of £750 pcm.

Incoming tenant will be responsible for landlords' legal fees in this transaction.

PRICE: £85,000 + SAV

VIEWING: By appointment through Kenricks 01253 420420



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