

**Dip Drizzle Drink
5B Wood Street
Lytham St. Annes**

REF: 0CL487M

- * Licensed Tapas Bar & Deli**
- * Town Centre, Lytham St. Annes**
- * Close to Main Shopping Area & Amenities**
- * In Excellent Order Throughout**
- * Rare Opportunity**
- * Catering for 50 Covers**
- * Forecourt with an Additional 80 Covers**
- * Strong Trading Accounts**
- * Priced to Lease**
- * Tremendous Potential**
- * Viewing Highly Recommended**



DESCRIPTION: Kenricks are pleased to offer this popular Licensed Tapas Bar and Deli for Lease.

The premises is situated in Wood Street, Lytham St Annes being close to the Main Shopping Area & Amenities.

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

The business serves traditional, authentic Spanish tapas, pintxos, sangria and a selection of beers, wines and spirits.

The business also specialises in private functions and celebrations with tailormade menus.

Viewing Highly Recommended.

REF: 0CL487M

Ground Floor (Approx. 1.840 sq. ft)

Main Entrance leading to:

Dining / Bar Area.

Fitted Bar with 4 DraughtMaster Taps and a range of equipment including drinks fridges, commercial Barista-Grade coffee machine and electronic till.

Range of tables and chairs, plus bar stools.

LED light fittings, high grade Altro safety flooring throughout.

Commercial kitchen with a range of catering equipment including stainless-steel worktops, sink unit, large extractor, glass washer, chest freezer.

Storeroom

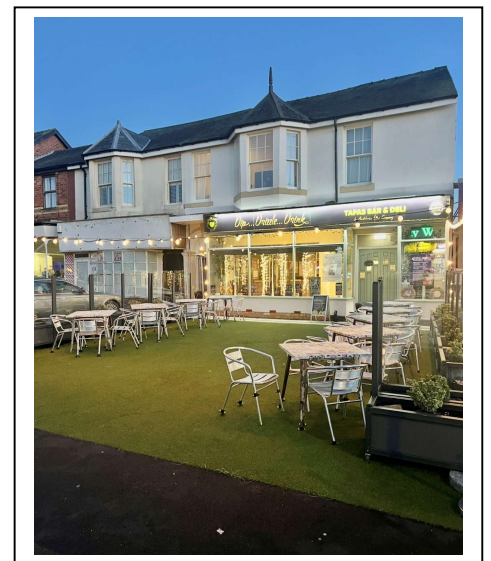
2 x Customer toilets.

EXTERIOR: Forecourt seating area with tables and chairs for 80 covers. Small gated yard to the rear.

BUSINESS: Accounts & Inventory on application.
Licensed to trade Monday to Sunday 9am to 11pm.
Bank Holidays 9am to 1am.

HOURS: Monday & Tuesday Closed – Wednesday to Friday 3pm-11pm, Saturday 12.30pm – 11pm, Sunday 12.30pm – 7pm

AGENTS NOTES: The premises has electricity installed but no gas. Heating provided by Infrared ceiling heaters with patio heaters outside.
CCTV and L2 fire system installed.
Incoming tenant will be responsible for landlords' legal fees in this transaction.



TENURE: Leasehold - We have been informed there is a new 7-year renewable lease which commenced November 2025, at a rent payable of £1450 pcm.

PRICE: Ingoing £59,950

VIEWING: By appointment through Kenricks 01253 420420

REF: 0CL487M

