

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

REF: 0CL487M

- * **Licensed Tapas Bar**
- * **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 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 is a Bar that currently serves simple tapas dishes, & Charcuterie Boards, Beers, Wines & Spirits, however this property could easily be adapted to suit a number of different restaurant uses or Cocktail & Wine Bar, Sports Bar etc. The business also specialises in private functions and celebrations with tailormade Menus and benefits from an all year round clientele.

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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.

Energy saving 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, Midea Dishwasher washer, Induction Hob, 2 fridges and 1 Freezer and much more equipment

Storeroom including 2 additional fridges and a chest freezer

2 x Customer toilets.

EXTERIOR: Large Sunny terrace (During Spring & summer months gets the sun from morning until it goes down, with 12 glass planters which work as a wind break)
Seating area with tables and chairs for up to 80 covers.
Small gated yard to the rear.

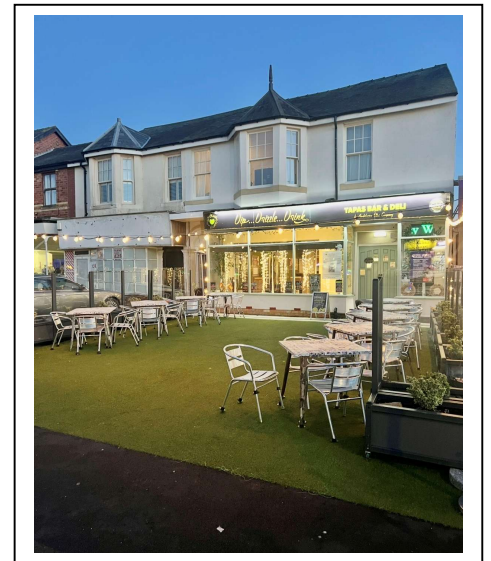
BUSINESS: Accounts & Inventory on application.
Turnover in Excess of £250,000 PA
Licensed to trade Monday to Sunday 9am to 11pm.
(This can be extended to 12:00am if required)
Bank Holidays 9am to 1am.

HOURS: Monday & Tuesday Closed – Wednesday to Friday 3pm-11pm, Saturday 12.30pm – 11pm, Sunday 12.30pm – 7pm. These hours are extended in the summer months with the option to trade 7 days.

AGENTS NOTES: The premises has electricity installed but no gas. (So only 1 bill) Heating provided by Infrared ceiling heaters with patio heaters outside. The building has been completely rewired for the running of a bar/restaurant only 2 years ago.

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.

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PRICE: Ingoing £49,950 Price to include all equipment, fixtures & fittings.

VIEWING: By appointment through Kenricks 01253 420420

