

**Hadfields Café / Bistro
2-3, The Old Coalyard,
Hall Gate Lane
Preston**

REF: 0CL501M

- * Former Licensed Café / Bistro
- * Preston, Lancashire
- * Known Location for Bikers / Car Enthusiasts / Tourists / Locals
- * In Exceptional Order Throughout
- * Rare Opportunity
- * 2 Storey Property over 3,000 sq. ft.
- * Outdoor Licensed Trading Available
- * Strong Historical Trading Accounts
- * Extensive Inventory Included
- * Priced to Sell
- * Tremendous Potential
- * Viewing Very Highly Recommended



DESCRIPTION: Kenricks are delighted to offer this popular former Licensed Bistro / Café for Leasehold Sale.

The premises is situated on The Old Coalyard, Hall Gate Lane, Prestons, Lancashire. The location is well known by bikers / car enthusiasts and tourists alike as well as locals.

This bespoke premises has been refurbished and decorated to an exceptional standard throughout and is fully equipped with a large catering inventory of high-end commercial equipment as well as uniquely designed fittings and fixtures.

Hadfields previously traded as a tailored bistro / ice cream parlour until May 2025 but could be used for a number of uses (subject to planning permission).

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Ground Floor (Approx. 1,576.58 sq. ft)

Main Entrance leading to:

Seating Area with bars seats and refrigerated servery counter and Cimbali Coffee Machine Auto S30 Bean to Cup and Adexa Hot Water Boiler leading to:

Large Kitchen area complete with stainless steel preparation Island and a range of stainless steel counters, tables and shelves, 6 burner Range Cooker, stainless steel LPG cooker hob (coals) + (flat plate), Rational Oven - 10 trays, commercial dishwasher Overhead Extraction Unit fully serviced.

Rear Kitchen Area with 3 door Refrigerated Saladette, commercial toaster, double pizza oven, further stainless steel preparation areas, tall fridge freezers plus more.

Walk in Fridge with new compressor fan.

Rear Dining / Catering Area (which has been used as an Ice Cream Parlour) with roller shutters opening to outside catering space.

3 x Epos Systems including 3 tills and printers.

Office.

Toilet.

Staircase from Entrance Area leading to:

First Floor (Approx 1,478.85 sq. ft.)

Main Bistro / Bar with industrial style tables and chairs, booth seating areas, stylish industrial style lighting, laminate flooring, stone sink including copper taps, 2 x extraction air conditioning units as new, 1 x Casadio Undici Barrista Coffee Machine, 2 x 55-inch Samsung TV's plus more (full inventory can be provided).

Rear Dining Area with industrial style tables and chairs, lighting and booth style seating. Custom artwork pieces adorn the walls and there are many unique designer fixtures and fittings in place throughout this first floor.

Toilet x 3.

Storeroom.

EXTERIOR: Large car park and space for Licensed outdoor trading.

BUSINESS: We have been informed that the business ceased training in May 2025. Historical Accounts & Full Inventory on application.

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AGENTS NOTES: We have been informed the leasehold owners have spent approximately £300,000 on a complete refurbishment of this premises and have a list of contacts and suppliers which they can hand to an incoming tenant. The energy in the premises is both electric and LPG, the LPG vessel is outside at the back of the building has electricity installed but no gas. (So only 1 bill) Brand new LPG boiler and radiators have been fitted with touch thermostats. Incoming tenant may be responsible for landlords' legal fees in this transaction.

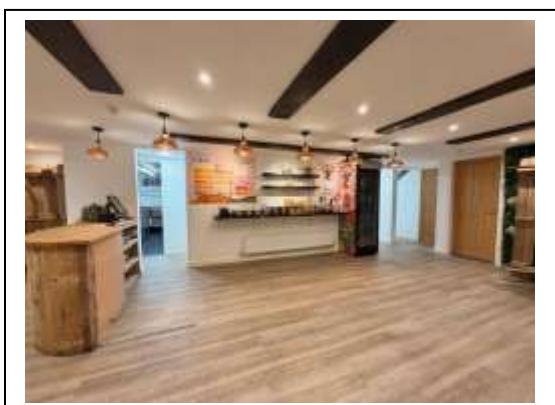
TENURE: Leasehold - We have been informed there is a new flexible lease being offered at a rent payable of £1,440 p.c.m.

PRICE: Ingoing £60,000 Price to include all equipment, fixtures & fittings.

VIEWING: By appointment through Kenricks 01253 420420



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