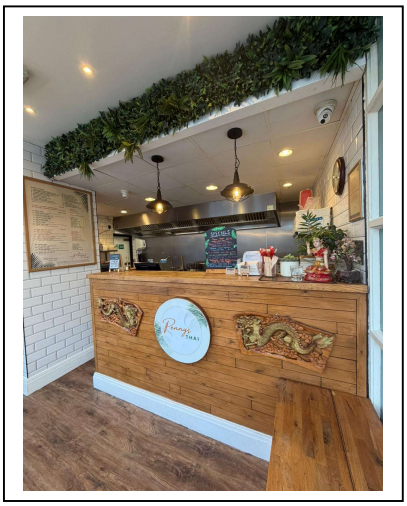
3, Church Road
Lytham

REF: 0CL530M

*** Thai Takeaway**
*** Lytham**
*** Superb All Year-Round Trading Location**
*** In Lovely Order Throughout**
*** Priced to Sell**
*** Excellent Business Opportunity**
*** Viewing Highly Recommended**



DESCRIPTION: Kenricks are delighted to offer this popular Thai Takeaway for lease.

This modern Takeaway is situated in the busy trading location of Church Road in Lytham.

The takeaway has been operating for 3 years and offers a vast array of authentic Thai cuisine, cold beverages and has also built up a loyal customer base.

The premises has been fitted out to a high standard throughout and needs to be viewed to be fully appreciated.

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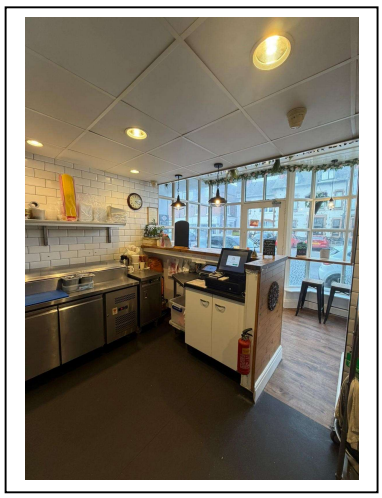
Ground Floor (approx. 446 sq ft)

Waiting Area with laminate flooring, concealed lighting and a wooden bench. Drinks fridge.



Wooden Serving Counter with suspended LED overhead lights, non-slip flooring, till, Epos System and storage cupboards.

Preparation Area with a range of equipment including fridges, freezer, 2 fryers, hot cupboard, 2 Lincat grills and a further array of equipment.

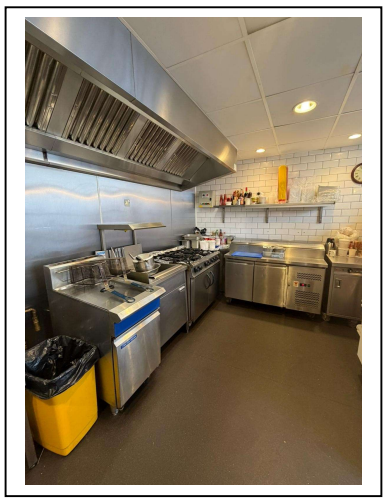
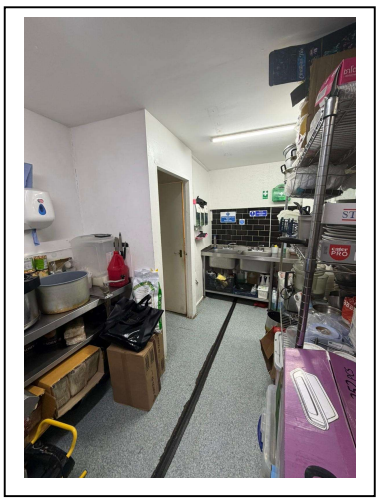
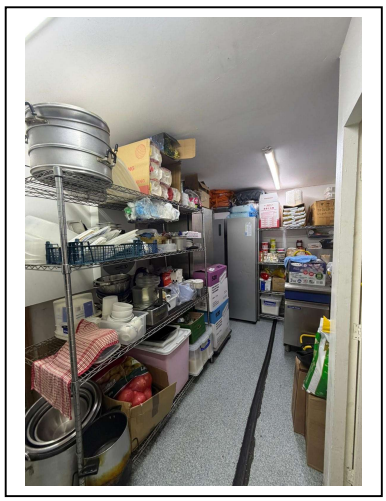
Rear Preparation Area with stainless steel sink unit, shelves and hot water heater.
Toilet.

EXTERIOR: Yard to the rear.

HOURS: **Open** Wednesday to Sunday 5pm – 10pm

AGENTS NOTES: The premises has gas, electric and water. A full inventory will be provided on request.

TENURE: Leasehold – The current rent is £9,500 per annum with 3 years remaining on the lease. We have been informed the landlord would also offer a new flexible lease. The incoming tenant may be responsible for landlords' legal fees.

PRICE: Ingoing £42,500

VIEWING: By appointment through Kenricks 01253 420420.