

The Sign of Success

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Confidential Sale

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Bakes & Cakes Ltd

29 St Annes Road West Lytham St Annes FY8 1SB

Ref: 43055

Lancashire FY8 1SB

£250,000sav Leasehold

- **Exceptional coffee shop/bakers/confectioners**
- **Weekly takings £9,200 (operated under management), excellent profits**
- **Prime position, amongst multiples, delightful town centre**
- **Immaculately appointed throughout, valuable equipment, viewing highly recommended**

DISCLAIMER PROPERTY PARTICULARS- PROPERTY MISDESCRIPTIONS

ACT: These particulars are provided only as a general outline of the property and are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Applicants should make their own enquiries and inspection of the property to satisfy themselves of the accuracy or otherwise of the information given. Other than this general outline, neither we nor any person in our employment has the authority to make, give or imply any representation or warranty whatsoever relating to the business/property referred to above

Bakes & Cakes Ltd

**29 St Annes Road West Lytham St Annes
FY8 1SB**

Ref: 43055

Lancashire FY8 1SB

DESCRIPTION

This is a rare opportunity to purchase a well established and thriving coffee shop/bakers/confectioners which occupies a prime trading position within the charming and affluent town centre of St Annes on the Fylde coast.

Bakes & Cakes is prominently sited in the town on the main high street amongst an abundance of well known major multiple retail outlets and professional organisations, ensuring the town is a hive of activity from the large number of shoppers, shop workers and day trippers who frequent the town on a daily basis.

Having successfully operated within the locality for many years, this well known business has earned a first class reputation for offering the finest teas, coffees, sandwiches, pies, pastries and cakes together with a friendly, attentive service. The business subsequently boasts an extensive and loyal customer base attracting both regular repeat and passing trade.

The imposing and highly visible shop premises provide a spacious open plan dining area which is bright and airy with tasteful, contemporary décor creating a welcoming environment.

The business is immaculately fitted throughout a selection of good quality furniture and a comprehensive range of valuable, modern catering equipment which has been well maintained.

Bakes & Cakes is a thriving and highly lucrative business which is operated with a management team and would therefore be ideal for an ambitious and energetic family unit who can continue to drive the business forward or alternatively prove to be an excellent lifestyle opportunity for an investor who can enjoy the financial returns a business of this stature generates.

WEEKLY SALES

Currently shop sales average £9,200 approximately.

ACCOUNTS

Current records and accounts can be inspected when viewing.

TRADING HOURS

Monday – Sunday 07:30 – 17:00

STAFF

Operated under management with full/part time staff

PROPERTY

The highly visible and imposing single fronted shop premises offer deceptively spacious and versatile ground floor lock up business accommodation.

TRADING AREAS

The spacious open plan dining area is light and airy with modern contemporary décor creating a relaxed and welcoming environment. The dining area offers up to 30 covers with a range of excellent quality furniture and fitments.

The superbly appointed kitchen has a comprehensive range of valuable, modern catering equipment which has been well maintained. There are ample ground floor toilet and storage facilities.

Externally there is an impressive patio area which can seat up to 56 people and is extremely popular especially during the warmer months.

RESIDENTIAL ACCOMMODATION

There is no residential accommodation for owners/management available.

TENURE

The vendors own the property and will grant a new FRI lease (subject to contract) for a period of 10 years at an initial rent of £28,000 per annum exclusive of rates. Rent reviews are at 3 yearly intervals.

SUMMARY

This is a first class opportunity to purchase a well established and lucrative business occupying such a prime town centre trading position. To avoid disappointment, viewing is highly recommended.

VIEWING / INFORMATION

For further information or to make an appointment to view this business, **please contact on telephone number: 08443877311 or email: sales@kingsbt.co.uk**

Do you have a business to sell? Would you like Kings to speak to you regarding your sales options? Call 0844 3877 311

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FOR REASONS OF CONFIDENTIALITY, ALL VIEWINGS MUST BE THROUGH: KINGS BUSINESS TRANSFER

