

Bar Leisure Restaurant Cafe Lytham St Annes

- 4 floors in total
- 2 main trading floors
- 14,000 sq ft gross*
- 7,000 sq ft trading area*
- Adjoining car park
- Large external terrace
- Opportunities for single floor occupancy or subdivision of ground floor

* Please refer to schedule and plans for exact area



TO LET
MAY SELL

The right location... ideal to serve the home and visitor market

St Annes is a densely populated resort on the Fylde Coast lying 2 miles north of Lytham and 3 miles south of Blackpool. The property is situated centrally on Wood Street, within the towns well established restaurant quarter which includes over 20 food and drink outlets, located directly opposite Wetherspoons.

The Fylde Coast is made up of three authorities, Blackpool, Fylde and Wyre and has a resident population of approximately 340,000 people all within a 30 minute drivetime of the property and is a popular tourist destination attracting more than 13 million leisure visitors annually. The city of Preston lies just 12 miles to the East.

The Stats

Resident population	340,000
Nearest train station:	0.2 miles
J4 of M55:	3.5 miles
To beach:	0.2 miles
To Royal Lytham Golf Club:	0.5 miles
To Lytham:	2 miles
To Blackpool:	3 miles
To Preston:	12 miles





Accommodation

Description of accommodation in line with area schedule below

	Internal Area (sq ft)	Current Trading Area (sq ft)	Description
Basement	3,551	1,205	Customer WC's, kitchen, stores, staff facilities
Ground Floor	4,530	4,197	Former bar and restaurant
First Floor	4,132	3,831	Former night club/event space
Second Floor	1,140	721	Customer WC's, staff office/wc
Total	13,353	9,954	
External terrace	-	c.2,500	Prominent terrace fronting Wood Street

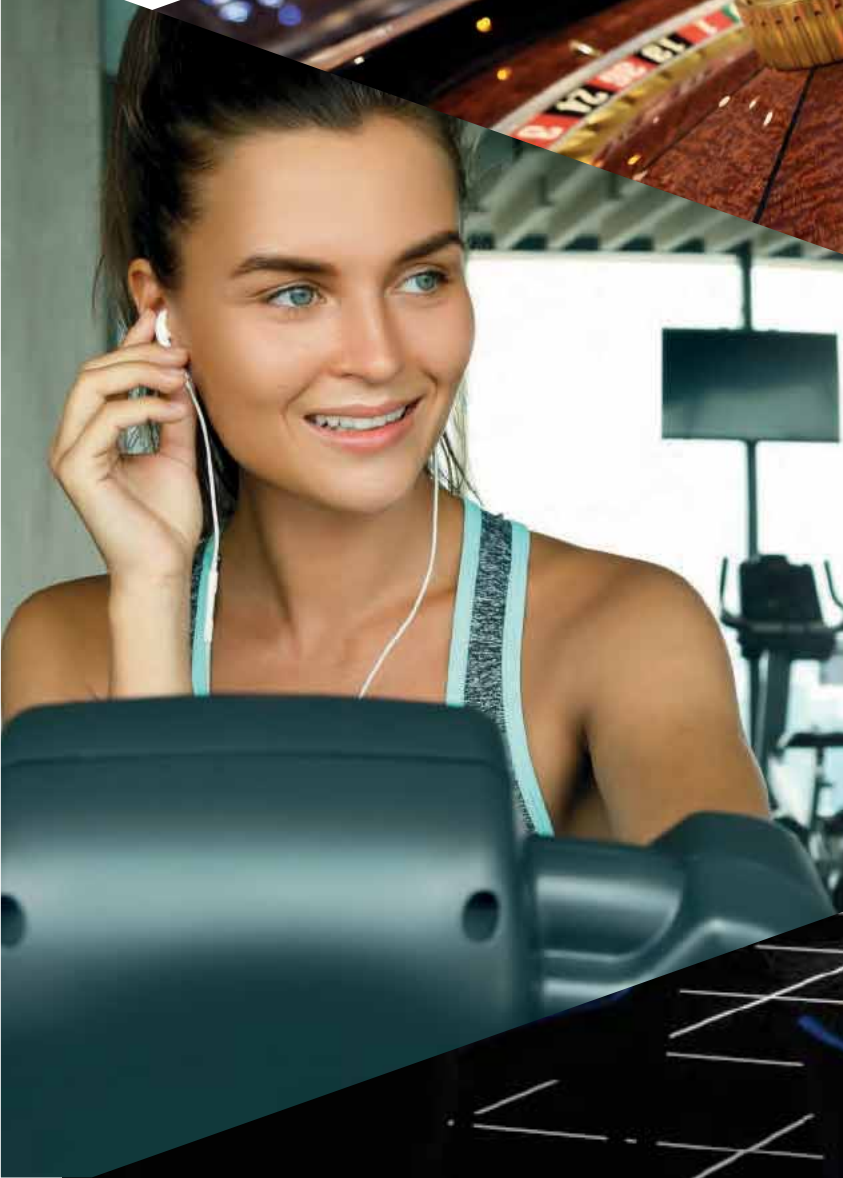
Customer and food service lifts to trading floors.
Car parking is provided to the side of the property accessed off Orchard Road along with on road car parking and multiple council owned car parks within a short distance which are free to use after 6pm.



Opportunity



As a modern, open plan venue, the premises would suit a variety of leisure uses with the possibility of housing multiple brands under one roof due to three distinct entrances off the large prominent terrace which is currently under utilised and could be enclosed (STPP) and incorporated with the internal trading areas.



Licensing

Currently held under two separate licences for the ground and first floor, the premises has the benefit of the longest trading hours available compared to all other establishments in Lytham and St Annes, with the majority restricted to 12:00am trading.

Sunday to Wednesday until	2:30am
Thursday to Saturday until	4:00am
Drinks on terrace until	11:00pm



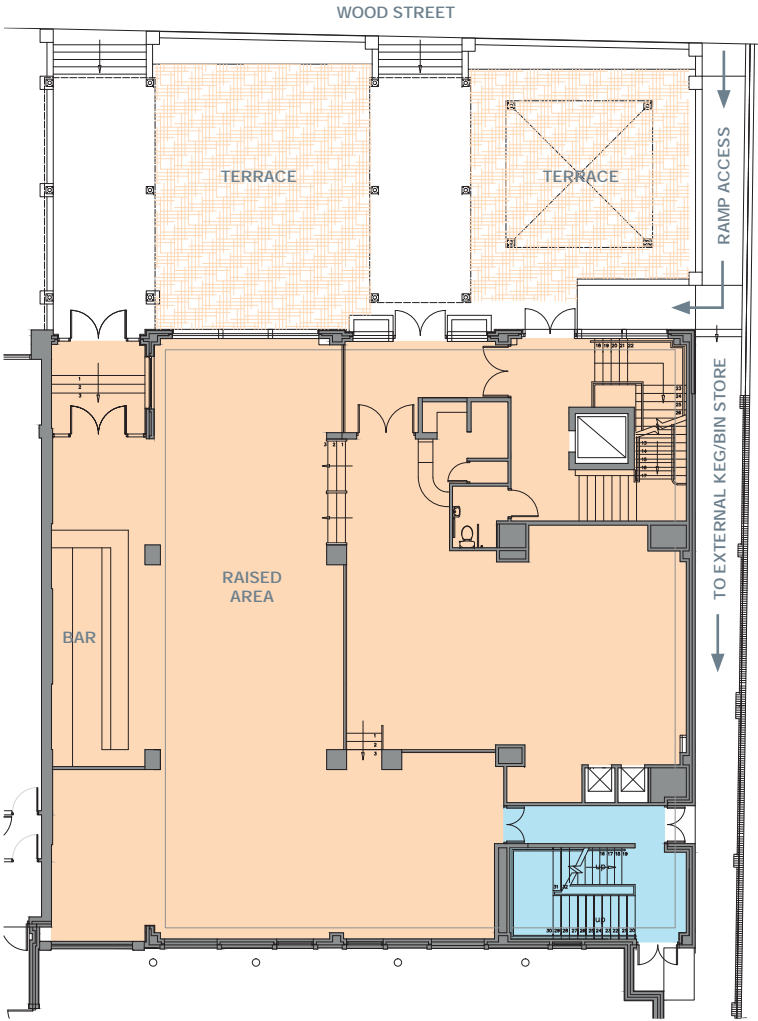
Basement Floor Plan

The Basement Floor and Ground Floor can be leased whole or in part.
Contact for more details.



- 112m² - 1,205ft² Current Trading Area
- 218m² - 2,346ft² Staff Area

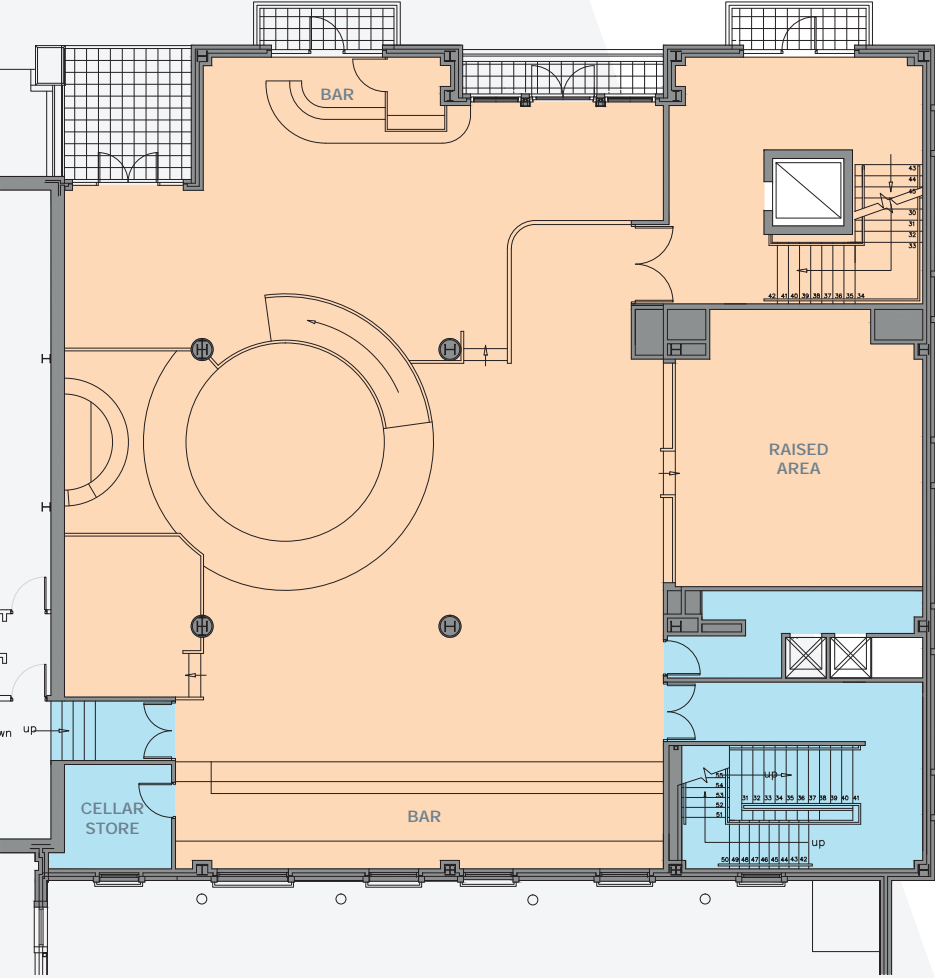
Ground Floor Plan



- 390m² - 4,197ft² Current Trading Area
- 30m² - 333ft² Staff Area

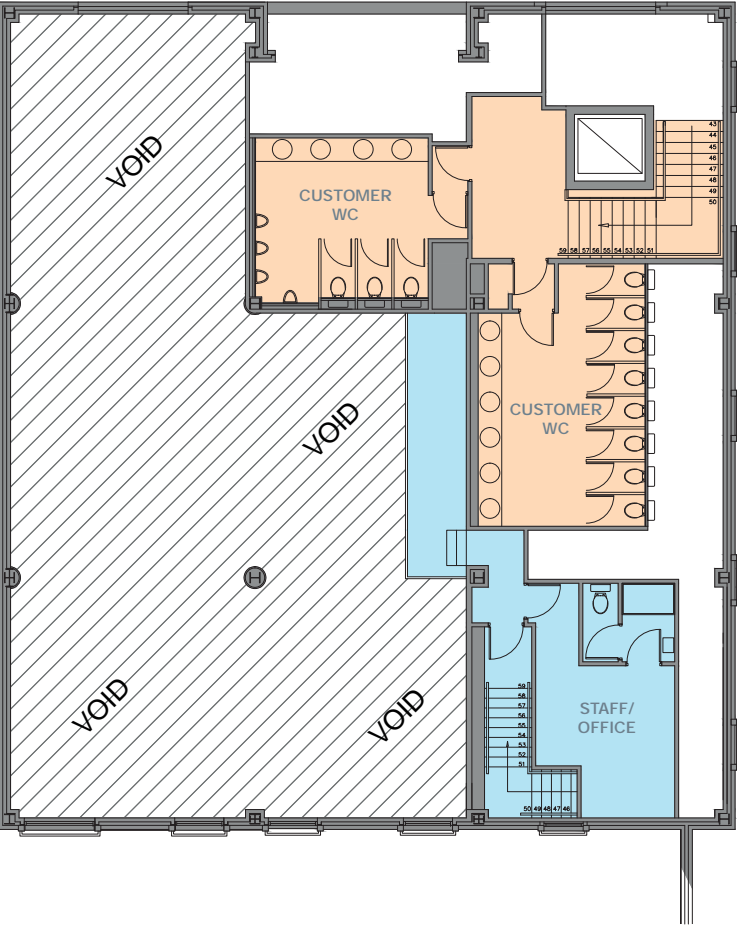
First Floor Plan

The First Floor and Second Floor can be let independently (seperately from the Basement and Ground Floor)



- 356m² - 3,831ft² Current Trading Area
- 28m² - 301ft² Staff Area

Second Floor Plan



- 7m² - 7 1ft² Current Trading Area
- 39m² - 419ft² Staff Area

Description

Set over two main trading floors but with four floors in total and with large external terrace, this purpose-built leisure venue offers flexible space suitable for a variety of uses with multiple front entrances.

New heating system (plant on roof) installed 2021.

Ground Floor

To the ground floor is a café/restaurant/bar, fitted out to a high standard. The ground floor overlooks Wood Street via the front terrace that provides outside seating, canopied entrances and a water feature. On entering the ground floor the bar is located to the right, with allocated standing and seating areas for drinking. To the left of the ground floor is an open plan restaurant.



First Floor

The first floor primarily provides licensed accommodation. The layout comprises of drinking and dining space, two separate bar areas, allocated free standing and fitted seating, a dance floor, stage and DJ booth. This space would suit a variety of uses and can be operated in conjunction with or completely separate to the ground floor. Lift and stairs access.

Second Floor

Customer WC facilities and office facilities.

Lower Ground Floor

Consists of the kitchen and cellar areas. A dumb waiter allows food to be transported between the two trading levels. A personnel lift is also installed to provide access to three floors. Main customer WC facilities and operator/staff facilities.

Proposal

Expressions of interest are invited to:

- To lease the premises as a whole or in part.
- All enquiries are invited.
- The venue would suit a regional/national brand or operator.
- Interest also invited from strong or established local operators.
- Alternative uses also considered (subject to planning consent).

External

Front Terrace (c.2,500 sq ft)

To the front of the building are two covered seating areas ideal for al fresco dining and drinking. There is a water fountain feature located to the front of the building which could be retained or removed to create further external dining space. The terrace area overlooks the front al fresco

area for Wetherspoons that is located across Wood Street. This front terrace area can be re-designed if required with the opportunity to incorporate the space more with the internal offer or create more of an enclosed external dining area.

Car parking

Use of a car park is available to the side of the building and accessed via Orchard Road. There are approximately 23 car parking spaces, available on a first come, first served basis and shared with the neighbouring tenants. Additional on road parking is available within close proximity to the venue and on the residential roads nearby.

Business Rates

Rateable Value: £43,250 Bst & Gnd Flr, £16,250 1st & 2nd Flr. This is not the amount you will pay.

EPC

EPC rating: D

VAT

All prices quoted are subject to VAT at the prevailing rate.

Viewing

Via prior appointment:

chibbert@henco.co.uk - 01253 832333



Disclaimer

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