



**FISHER
WRATHALL**
COMMERCIAL



The Lantern Cafe + Bistro Tithebarn Hill, Lancaster, LA2 0BY

FOR SALE - Cafe and Bistro bar, excellent reputation with a five star hygiene rating. Recent ill health forces sale. Busy village location with interior and exterior covers offering great further potential. Viewing essential.



Description

A fantastic opportunity has arisen to purchase this well established and popular business. Situated in the heart of Glasson Dock with an already impressive turnover there is potential for a new motivated owner to develop this business further. Currently only operating 5 days per week, with a waiting list for tables, extended opening hours would reduce the wait and generate more business. An outside terrace has been created to give further seating along with table seating for another 38 indoors.

Location

Positioned on a very prominent corner plot in the centre of Glasson Dock overlooking the Marina, Harbour and village Green.

The village is well populated and receives a high level of tourists, cyclists and walkers throughout the summer months. If travelling by road, the village is easily accessible with links to the M6 motorway. There is plenty of off street parking and buses into the village

Lease

Currently 3 years into a 7 year lease paying £161.00 per week. We understand the Landlord is open to negotiations on a new lease term, if desired.

VAT

TBC

Services

Mains drainage, electricity and water connected

Viewing Arrangements

Strictly by appointment with the SOLE AGENT, Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN.

Please call 01524 69922 to arrange or email: info@fwcommercial.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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