



Jubilee Leisure Park, Thornton Cleveleys, North Promenade, FY5 1DW

Detached purpose-built bar/restaurant (approximately 140 covers).

Tenure	To Let / For Sale
Available Size	5,995 sq ft / 556.95 sq m
Rent	£45,000 per annum
Price	£495,000
EPC Rating	Upon Enquiry

Key Points

> Prominent Position

> dsh

Description

A detached one and two storey property with brick elevations beneath various pitched tiled and flat roofs. Garden to the front and side for approximately 100 covers. There is a communal tarmacadam car park at the rear.

Location

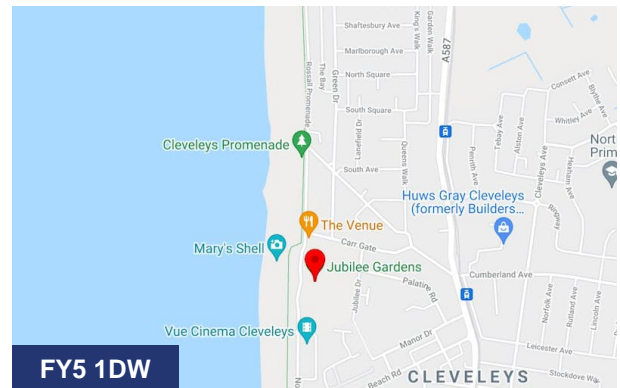
Cleveleys lies approximately 5 miles north of Blackpool between Fleetwood and Blackpool and is approximately 1 mile off the A585 providing easy access to the M55 and M6 motorways. The property is adjacent to Vue Cinema and benefits from a promenade location with views over sandy beaches, yet only 1/4 mile from the town centre. Residential properties are at the rear with a park to the side.

Accommodation

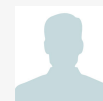
Floor/Unit	Size	Rent
Ground	5,995 sq ft	£45,000 per annum

Accommodation

Open plan trading area designed to take advantage of the promenade location and views. A modern feel with a mix of tiled and timber flooring and an assortment of booth seating areas and four dining lounges including a side 'snug' with hearth. In total, catering for up to 140 covers. Either side of the ground floor bar service area are Ladies, gents and disabled customer toilets with baby changing facilities. There is also ample outside dining space, with a feature decked area, to the front and side of the property with additional access to the bar. The catering kitchen is partially equipped with stainless steel commercial worksurfaces, sinks and racking. There is also a walk-in fridge freezer, dry store, offices, CCTV room and staff room with separate toilets. Ground floor beer storage and equipped wine and beer cellars with access to the rear courtyard, internal storage areas, meter and electrics outbuildings and safe space for outside furniture stowing. Located to the first floor is a large manager's flat with two bedrooms, kitchen/dining room, bathroom and storage areas, as well as two smaller bed sitting rooms with kitchenets and bathrooms. A large, maintained car park is to the rear of the property for staff and patrons, with designated unloading area to the property is shared between the Jubilee Park businesses along with a taxi bay dedicated to the Pub Restaurant.



Viewing & Further Information



Constantine Thanopoulos
0161 220 1999 | 07718884764

constantine.thanopoulos@hurstwoodholdings.com

