

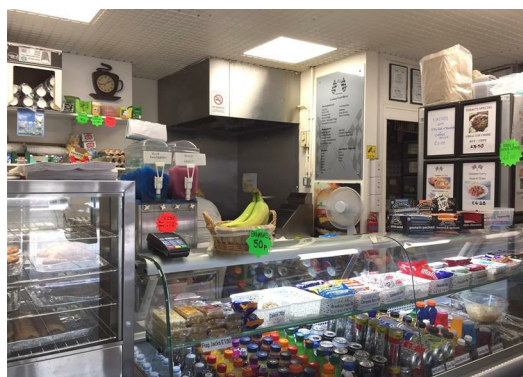


**FISHER
WRATHALL**
COMMERCIAL



Pitt Stop Kiosk / Cafe Lancaster Bus Station, Lancaster, LA1 1HH

FOR SALE - REDUCED FOR QUICK SALE-Business, Fixtures + Fittings. The Pitt Stop Cafe, Lancaster Busy snack bar situated within Lancaster Bus Station. Huge potential for business growth.



Location

Lancaster is a busy University City and principal town of North Lancashire. Well placed adjacent to the M6 motorway, it is approximately equidistant from Preston and Kendal which are both about 20 miles away.

The Pitt Stop Cafe is situated on Damside Street in Lancaster bus station. This busy, recently renovated, covered bus station, is in the centre of Lancaster and consists of 20 stands, a travel centre, the Pitt Stop kiosk, on site toilet facilities.

Description

The property is situated inside the covered bus station, close to the entrance.

With a heavy footfall of travellers, bus station staff and shoppers, the Pitt Stop Kiosk is already a thriving business and with the potential to open more hours, could even improve on its already impressive turnover.

The Kiosk provides hot & cold food, tea, coffee & cold drinks and a vast range of sweet & savoury snacks.

Business & Fixtures FOR SALE

Itinerary of Fixtures & Fittings:-

LED Lighting

Instant Hot Water Tap. Sink & Basin

Deep Fat Fryer - Griddle - Range

Cooker

Display fridge - Pie Warmer - Chest

Freezer

2 x under counter freezers - 2 x under counter fridges

1 large fridge freezer

Commercial toasters & toaster machine. Microwave.

2 x 6 container Bain Maries

Please note that the majority of this equipment is under 1 year old.

Full list available on request.

Extraction - Certificate for cleaning Dec 2018

Food Standard Agency Award - 5 Very Good

WC with wash basin.

WiFi

No Gas - Domestic Electricity available.

Accommodation

Ground Floor with WC facilities

213.55 sq ft

Lease

Lease is with Lancaster City Council.

Term to be agreed

Cost of lease approx: £10K per annum

Services

Electricity, water and drainage connected.

Legal Costs

Each party to be responsible for their own legal costs.

Rateable Value

£8928 pa. This property may qualify for Small Business Rate Relief.

Viewing Arrangements

Strictly by prior arrangement with the Sole Agent, Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN.

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	

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