



**FISHER
WRATHALL**
COMMERCIAL



Marine Road East, Morecambe, LA4 6AJ

Offers In The Region Of £295,000

FOR SALE - 'A GEM OF A BUSINESS'. Extremely well known and highly visible Property & Business being sold as a going concern, in a prime location overlooking The Bay, adjacent Morecambe Golf Club and car park on Marine Road. A fabulous all year round Go To Food Business with an established loyal following serving hot and cold food, ice creams, hot and cold drinks. Hours to suit depending on the time of the year. Range of external seating. Substantial turnover and even further potential. Genuine retirement sale. Early viewing essential. DO NOT MISS THIS OPPORTUNITY.



Scan Me For More Details



Location

Excellent Trading Location fronting the Promenade and the Bay, adjacent to Morecambe Golf Club, directly accessed off Marine Road East.

Situated between Bare and Hest Bank near Happy Mount Park. Highly visible location.

Description

Extremely well known Property & Business being sold as a going concern, in a prime location overlooking The Bay.

A fully equipped detached building known as Bay View Cabin with exterior space for a good range of outside seating.

Adjacent Morecambe Golf Club and car park on Marine Road. An all year round Go To Food Business serving hot and cold food, ice creams, hot and cold drinks.

Accommodation

The Cabin

17'9" x 8'9" (5.41m x 2.67m)
Fully equipped commercial building used for preparing hot and cold food, hot and cold drinks and sale of ice creams.

Double drainer stainless steel sink unit, work space, hob, deep fat fryer and other equipment including extractor. Range of appliances include freezers and fridges for ice creams, bottles and storage.

Toilet.

Exterior

Good outside space with several picnic tables providing ample seating.

Services

Mains water, electricity and drainage connected.

Rateable Value

£6,300.

Business

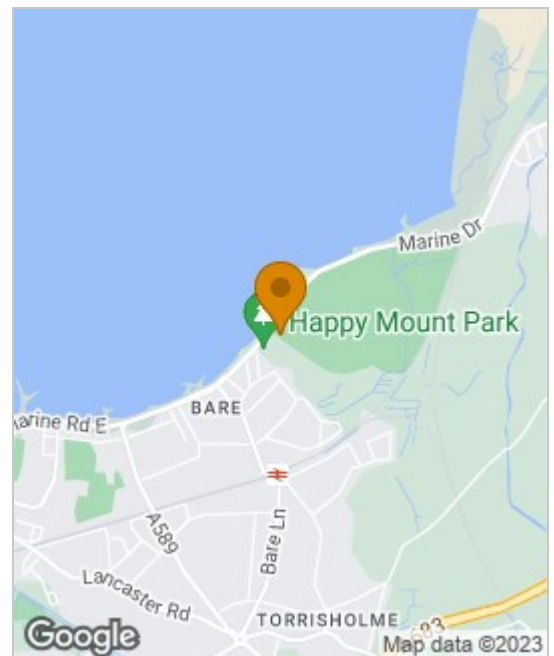
Accounts show substantial turnover for the financial year ending 31st July 2021 of £168,864 delivering a significant net profit of £84,493. Apparently these figures have been extracted from full accounts which have been submitted to HMRC. The business is Vat registered and the above figures are exclusive of Vat.

Due to other work commitments the business is run totally by employees. The cost of the employees' wages have not been included in these figures as staffing levels will depend on personal circumstances of any prospective purchaser and their personal input to the business.

No allowance has been made either for finance and depreciation charges or motor expenses.

Viewing Arrangements

Strictly by appointment with 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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