

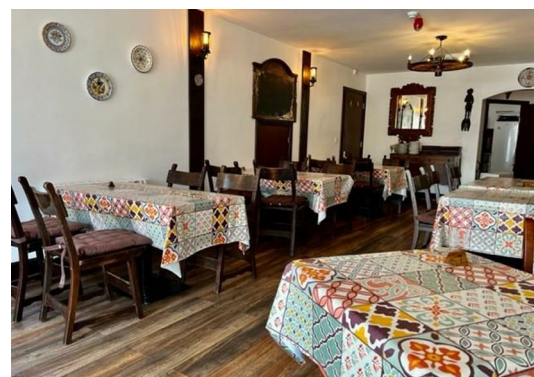


**FISHER
WRATHALL**
COMMERCIAL



El Tapeo, 5-7 Mary Street, Lancaster, LA1 1UW Offers In The Region Of £28,000

FOR SALE - Leasehold Double Fronted Restaurant Business for sale as a going concern. Well known licensed catering business in the city centre offering a Tapas experience with a restaurant having over 40 covers as well as a takeaway offering. Character well appointed premises off Brock Street in the heart of the city centre. Scaling down their business, hence the reason for sale. **REALISTICALLY PRICED TO SELL.** Viewing strongly recommended to fully appreciate the standard of appointment and potential of the business.



Location

Lancaster is a busy University City and a principal town of North Lancashire. Within easy access of the M6 motorway from junctions 33 and 34. Preston and Kendal are each approximately 20 miles away.

The premises are located in the heart of Lancaster City Centre between Penny Street and Dalton Square, an excellent location for restaurant use.

Description

Double Fronted deceptively spacious premises. Popular and well appointed city centre restaurant and takeaway business offering great potential to increase the business further. Excellent preparation and kitchen space.

Fully furnished leasehold lock-up business being sold as a going concern.

Accommodation

All on the ground floor.

Dining Room to the right

23'10" x 12'1" (7.282 x 3.689)

Approximately 18 covers, access to loft storage.

Serving Area behind

7'9" x 6'8" (2.384 x 2.056)

Toilet

Dining Room to the left

30'10" x 12'9" (9.412 x 3.896)

Approximately 30 covers, access to loft storage and concealed storage.

Toilet

Serving Kitchen

15'2" x 13'3" (4.647 x 4.052)

With Bar area, bottle and wine fridges, work space, access to loft storage.

Preparation Kitchen

15'1" x 13'3" (4.598 x 4.045)

Maximum overall measurement into recess, sink, workspace, storage, fridge and freezer.

Frying Kitchen

9'3" x 7'9" (2.820 x 2.382)

Extraction, workspace and cooking facilities.

Services

Mains services connected. Electric wall heaters.

Rateable Value

£10,500.

Legal Costs

The ingoing tenant to be responsible for the landlords reasonable legal costs incurred in connection with the preparation of the lease.

The Business

Licensed trading Restaurant premises and takeaway being sold as a going concern, fully fitted out with all equipment needed to run the business.

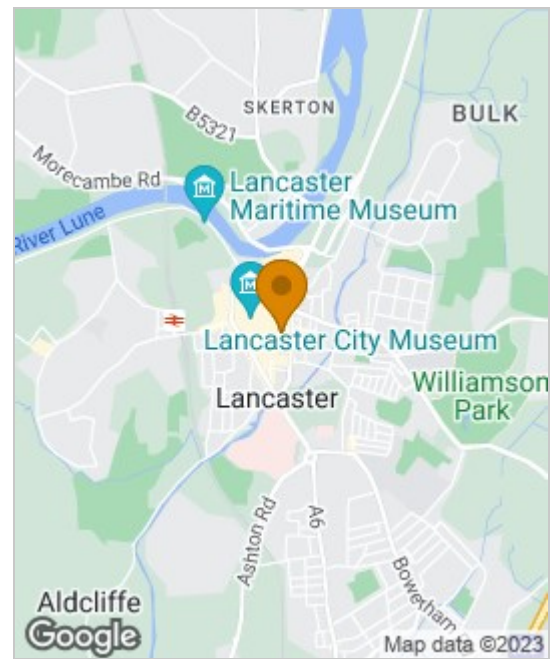
Accounts available for inspection. Latest annual Turnover £166,165.

Leasehold lock-up business.

We understand the premises are held on lease. Passing rent £458 per week.

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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