

Toms Table, Lancashire

20669



TOP SPECIFICATION FRENCH INSPIRED BISTRO & BAR, STUNNING COURTYARD SETTING, HIGHLY SUCCESSFUL TRADE ON 4 DAYS PW ONLY, 80 COVERS INSIDE, 40 OUTSIDE, SUPERBLY PRESENTED THROUGHOUT



Toms Table, Lee Carter House Off Lowergate, Clitheroe, Lancashire, BB7 1AZ

OFFERS OVER £150,000
LEASEHOLD

LOCATION

Located in the centre of the thriving town of Clitheroe in the highly desirable Ribble Valley.

VIEWING ARRANGEMENTS

Strictly by appointment only via Davey Co, email sales@daveyco.com, call 0333 200 8788 or via the web at daveyco.com.

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Head Office: 18 The Ropewalk, Nottingham, NG1 5DT

T: 0333 200 8788 E: sales@daveyco.com W: daveyco.com



TOP 50 GASTROPUBS



THE BUSINESS

Owned and operated by our clients for the past 6 years this exceptional town centre bistro and bar is situated in a stunning courtyard in the style of a provincial French village. Highly profitable business operating 4 days per week only by choice. Immaculate inside and out, sound business proposition with fantastic potential to grow on existing success.

THE PREMISES & TRADING FACILITIES

Fitted and presented to an exceptional specification the trading facilities comprise a duplex restaurant with split level ground floor bistro dining with direct outside access, a first floor bar and lounge bar with dining also with direct outside access to the courtyard. Inside capacity comfortably circa 80 covers, outside courtyard seating areas for around 40 plus. Excellent specification commercial catering kitchen and ancillary areas.

TRADING INFORMATION

We are advised the business produces net sales in the order of £600,000 excluding VAT operating on 4 days per week only by choice of our clients. Accounts will be made available to genuinely interested parties who have viewed the business.

TRADE FIXTURES & FITTINGS

We are advised the fixtures and fittings are substantially free of loan, hire purchase and lease agreements.

TENURE

The premises are held on the residue of a 10 year renewable internal insuring and repairing lease with approximately 6 years remaining. The current annual rent is in the order of £30,000 p.a., representing around 5% of net sales.

VAT

All matters relating to VAT are reserved and VAT is payable if and where appropriate at the standard rate.

GUIDE PRICE

Offers invited over £150,000 for the leasehold of the premises, the goodwill of the business and trade fixtures and fittings. Stock to be purchased separately at valuation.

REFUNDABLE DEPOSITS

Our policy is for the buyer to lodge a preliminary, fully refundable deposit as an act of good faith, commitment and ability to proceed. In the unlikely event of the sale not proceeding to exchange of contracts for any reason we will refund the deposit on request.

MONEY LAUNDERING

As with all business agents, Davey Co is subject to the Money Laundering Regulations 2007. This means that we have to obtain and hold identification and proof of address for all buyers.



These particulars are drafted for guide purposes only and cannot be relied upon for their accuracy. Our clients have provided the trading information given.