# 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**

**Guide Price £75,000**
**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.

## 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 are sought in the region of £75,000 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 Purchaser to lodge a preliminary, fully refundable deposit as an act of good faith and commitment to proceed. In the event the sale does not proceed to an exchange of contracts for any reason the deposit will be refunded to them in full upon request.

## MONEY LAUNDERING
The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchasers will be required to produce proof of identity and residence. For a Company anybody owning 25% or more must provide the same.






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