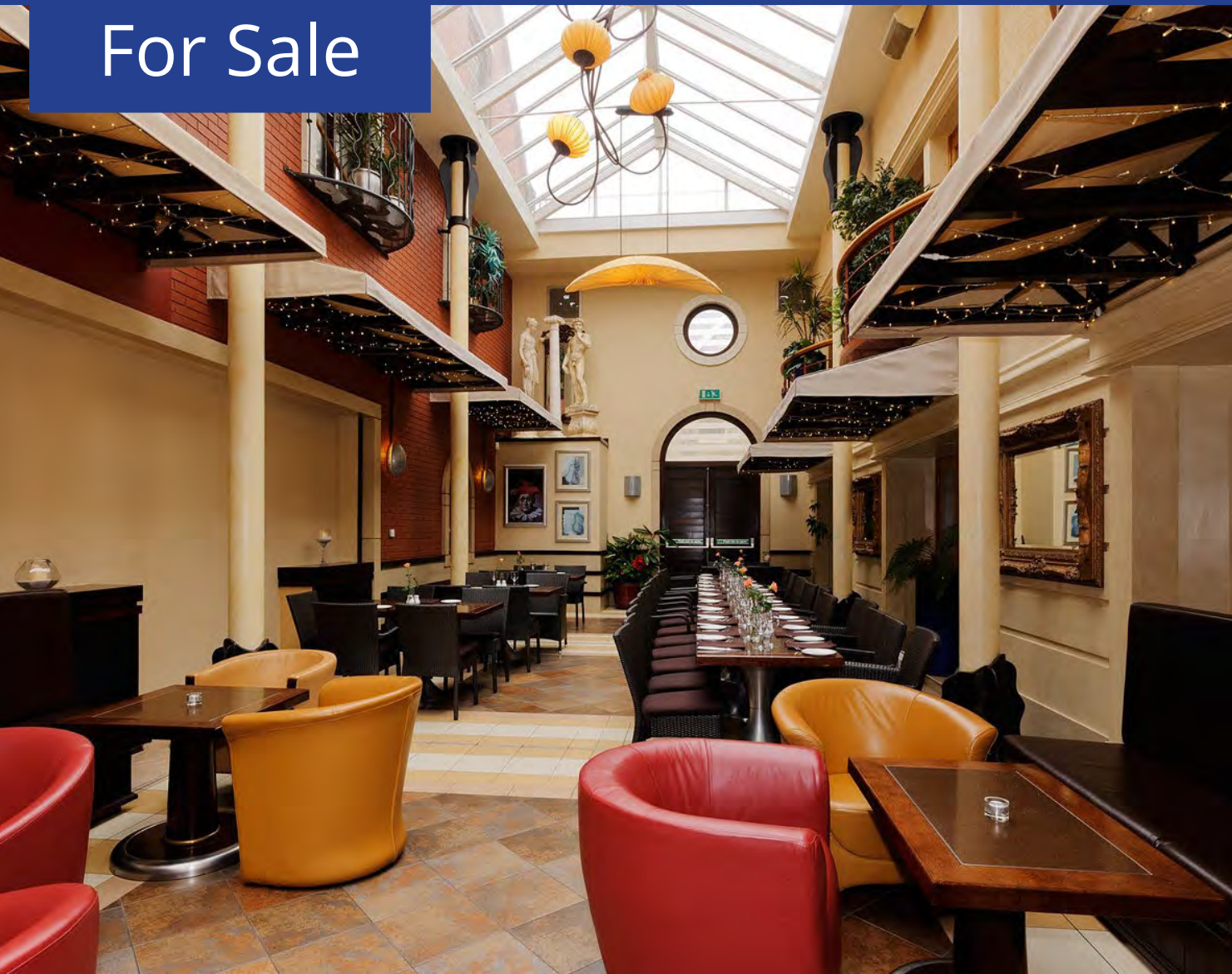


Tiggis Restraaurant

25, Back, Orchard Road, Lytham St Annes, FY8 1PF



For Sale



- Prime central location in Lytham's restaurant area
- Superbly appointed and fully equipped purpose-built premises
- Atrium restaurant for 50 and main restaurant for 100
- Wonderful, separate function suite for 50+
- Turnover £1,225,744 with solid profits

**Offers around
£350,000 - Leasehold**

Viewing is strictly by appointment through Colliers

Haydn Spedding
Hotels Agency
07881 914867
haydn.spedding@colliers.com

colliers.com/uk/hotels

Tiggis Restaurant, Lytham St Annes



Tiggis Restaurant is without doubt the most superb restaurant we have had the pleasure to offer for sale in many, many years. Converted and extended from established premises in 2011, the restaurant is fabulously appointed having been carefully and thoughtfully laid out to give that definite “wow” factor and give customers that feeling they have been somewhere very, very special yet at a price point which gives them excellent value for money. From the spacious entrance, opening out into the full height atrium restaurant and on to the main delightfully appointed and laid out main restaurant which with its twin levels, gives diners a view of the catering area as meals are prepared, the feeling of opulence is definitely there. There is an additional and separate function room to seat 50 as well as modern, fully equipped back of house areas making this a most easily run and managed business for anyone to take on.

Lytham St Annes is situated on the Fylde Coast, directly south of Blackpool and separated by Blackpool Airport on the Ribble Estuary. St Annes has mile after mile of lovely sandy beaches to explore as well as beautifully tendered promenade gardens complete with waterfalls and a delightful miniature railway. For locals and visitors alike, Tiggis Italian Restaurant has been an important part of the local community for over 25 years. With its carefully prepared menus it has established a reputation for

some of the best Italian cuisine on this part of the coast and enjoys a lively atmosphere which help to contribute to its excellent turnover and profits, generated from locals and visitors alike.

The present owners established Tiggis Restaurant after its construction/conversion from part restaurant and part outside areas in this part of Lytham known for its quality restaurants. The restaurant was thoughtfully and carefully laid out for ease of management and fully equipped with high quality and modern equipment. Hand in hand with its establishment, the owners have created a stable team of staff as well as a quality website all of which has helped see turnover steadily rise to over £1m per annum. Having successfully run the business for many years and with retirement and changing family circumstances, the owners are now looking to sell this very well-known and much respected and extremely profitable business.

The Property

Being part of a large building, Tiggis Restaurant is laid out on ground and first and second floors.



Tiggis Restaurant, Lytham St Annes



Public Areas

Reception with disabled facilities. Drinks area opening out into the superb full height atrium restaurant, ideal for larger parties and to seat around 50. A superb character area with the real "wow" factor. Main restaurant to seat 100 incorporating a fully fitted serving bar and with twin levels and views out over the catering areas. Separate first floor function room for 50+, again with fully fitted bar.

Service Areas

As previously stated, the catering kitchen is viewed from the main restaurant and is therefore very carefully laid out and more spacious than normal, having non-slip flooring, canopy and extraction, separate working areas and large walk-in refrigerator, all of a size expected of a business with this turnover. Beer cellar, staff changing room and toilets. Boiler room, freezer room, laundry, large dry goods store, wine store, office and large general store.

Outside

Rear yard and store plus blast huller.

Services

Mains water, drainage, electricity and gas. Gas fired central heating.

Website

www.tiggis-stannes.co.uk

Lease

The property is held on lease to 31/03/2027 at a rent of £70,000 pa. A copy of the lease is available to interested parties following viewing.

Trade

Certified accounts from the owners' Chartered Accountants show turnover (net of VAT) of £1,225,744 for the year ended 28 February 2023.

Full Trading and Profit and Loss Accounts are available following viewing.

Price

Offers around £350,000 are invited for the leasehold complete with goodwill and trade contents (according to inventory) and excluding personal items. Stock at valuation.

Finance

Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

Tiggis Restaurant, Lytham St Annes

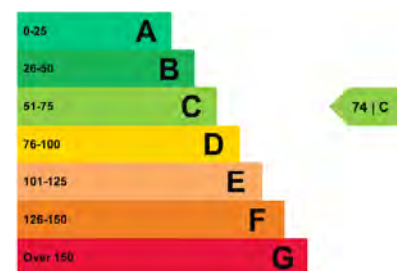


To View

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.



For Further information, please contact:



Haydn Spedding

T: 07881 914867

E: haydn.spedding@colliers.com

Disclaimer

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. (Mar24) Colliers International is the licensed trading name of Colliers Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA.