

# BOBA STAR

BUBBLE TEA • BUBBLE WAFFLE • DESSERTS



How to Order Our Tea

STEP 1: Choose Drinks

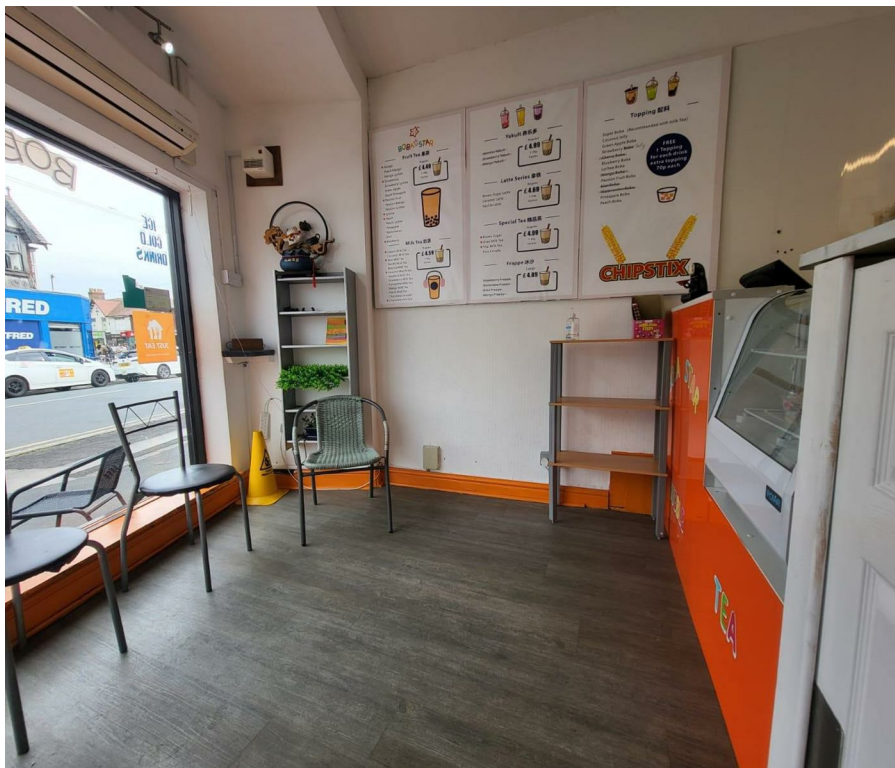
STEP 2: Choose Size

STEP 3: Choose Tea & Sweetness Level

STEP 4: Choose Extra Toppings







## Area Map



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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## Details

Amco Commercial are pleased to bring to market this prime retail/cafe premises to market.

The location of this property is on Nutter Road, in the popular seaside city of Thornton-Cleveleys. Being situated on the junction with Victoria Road West - the main shopping strip in Thornton-Cleveleys, the property benefits greatly from a high level of passing trade.

This unit measuring approx 340 sqft, is made up of a shop front dining space and commercial kitchen, with additional storage rooms and a WC to the side.

The unit benefits from having an air conditioning unit and extractor fan fitted.

The property, currently trading as a boutique soft drinks and tea bar, is available from July, just in time to set up for the extra busy summer holiday period.

The premises would suit a variety of uses including retail/café/office - subject to the necessary consent from the local authority.

Nearby businesses include the UK's first-ever Millstores outlet shop, M&S, Belfred, Poundland, and a variety of small local businesses.

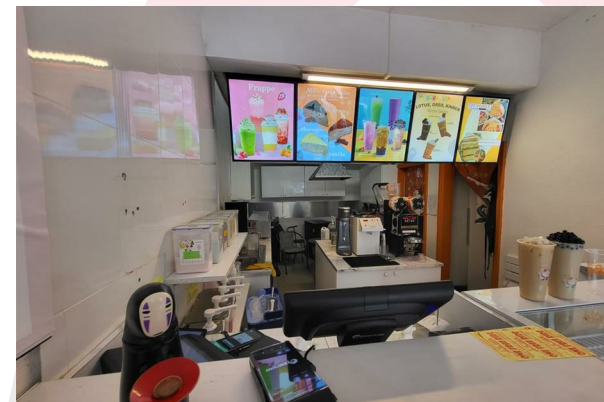
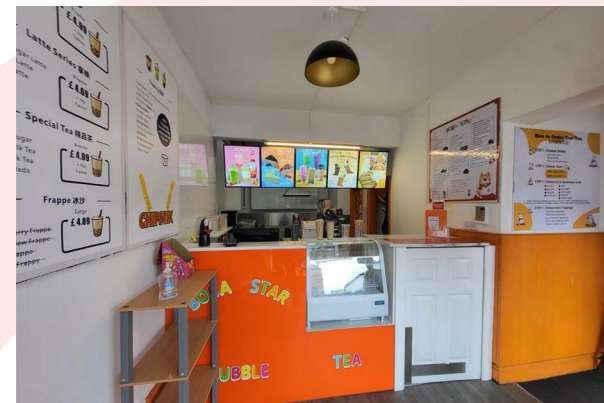
The property has a rateable value of £7,300 meaning eligible businesses will qualify for zero rates bills.

These particulars are only a guide. They are not exact or guaranteed. Property offered subject to FRI contract.

Contact one of our agents to book your viewing without delay.

## Viewing

Please contact us on 0161 773 3978 if you wish to arrange a viewing appointment for this property or require further information.



Zoopla

DPS

rightmove

The Property Ombudsman

RESIDENTIAL LANDLORDS ASSOCIATION

CoStar