

BUSINESS & PROPERTY
FOR SALE

Ref: 9157

Upper Crust Bakery

8 Station Road, Lytham, Lancashire, FY8 5DH



Passionate about selling your business.

Business & Property: £435,000

EPC rating: TBC / Business rates: SBRR

Annual Turnover: £31,397

Gross Profit: £20,455

Latest available accounts

31st Mar 2024

Bakery With Accommodation - Lancashire

Blacks Brokers are pleased to bring to market this freehold bakery with accommodation located in an affluent and sought after area of Lancashire.

- ✓ Freehold Property With Spacious Three Bedroom Flat
- ✓ Prime Location In Affluent Lytham
- ✓ Established 1903
- ✓ Part Time Trading With Growth Potential
- ✓ Licensed For Takeaway Until Midnight
- ✓ Tenant Generates £750 Rental Income Monthly
- ✓ Large Premises With Rear Service Access
- ✓ Potential For Wholesale And Catering Expansion



About

This long established bakery has been owned by the current proprietors for almost 40 years and has operated as a bakery since 1903. The business offers a rare opportunity to acquire a long standing establishment in an affluent area. Due to a change in personal circumstances, the owners have decided to place the business on the market, providing a new owner with the chance to build upon its strong reputation and expand operations. The business currently operates on a part time basis, trading only three days per week, presenting significant potential for growth.

Financial Information

Accounts for the business demonstrate a turnover of £31,397 and a gross profit of £27,073 for the eight month period ending 31st March 2024. These figures reflect only part time trading over three days per week, meaning there is substantial potential for revenue growth if a new owner increases trading hours or introduces additional services such as wholesale supply and catering. The financial performance of the business supports its viability, with scope to significantly enhance profitability through strategic development.

Premises Details

The bakery operates from a spacious ground-floor commercial premises with a retail shop at the front and an extensive bakery area to the rear. The property extends significantly, providing ample space for production. The premises are licensed for food takeaway until midnight, offering scope for extended trading hours or a diversification of services. The business previously engaged in wholesale and outside catering but does not currently offer these services although boasts plenty of space to reintroduce, presenting further opportunities for expansion.

The property also include a three bedroom flat with a separate entrance, which is currently tenanted, generating rental income of £750 per month. The flat consists of a large lounge, a dining room or third bedroom, a kitchen, a bathroom with a separate toilet, and two spacious bedrooms on the upper floor. The rear yard provides access for deliveries via a service road, ensuring efficient business operations.



Location

Situated in the heart of Lytham, this bakery benefits from an excellent location just one street away from the iconic Lytham Windmill and the stunning coastal scenery. The area is affluent and attracts both local residents and visitors, ensuring a steady flow of foot traffic. The business is well positioned to serve a loyal customer base while also capturing the demand from tourists exploring the area whilst neighbouring a range of large multiples, independent retailers and amenities including parks, schools and more.

Fixtures & Fittings

The sale includes all fixtures and fittings necessary for the operation of the bakery, ensuring a seamless transition for a new owner.

Summary

This is a unique opportunity to acquire a long established bakery and historical property with a rich history in an affluent and highly desirable location. With part time trading currently limiting revenue, a new owner has the potential to unlock significant growth by increasing operating days, expanding product offerings, and exploring wholesale and catering opportunities. The property also includes a spacious three bedroom flat, providing additional rental income or living accommodation. With its excellent location, strong reputation, and scope for development, this business represents an attractive investment for a new owner looking to enter or expand in the food industry.







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