

# BUSINESS FOR SALE

LAUNDERETTE BUSINESS  
320 LYTHAM ROAD  
BLACKPOOL  
FY1 6EY

- LEASEHOLD LAUNDERETTE BUSINESS
- BUSY SOUTH SHORE BLACKPOOL LOCATION
- INCLUDES FIRST FLOOR FLAT
- HUGE POTENTIAL TO INCREASE TURNOVER

**INGOING (BUSINESS & EQUIPMENT): £30,000**

**RENTAL (SHOP & FLAT): £12,000 PA**



**Duxburys**  
Commercial

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# LYTHAM ROAD, BLACKPOOL

## LOCATION

This launderette business occupies a strong trading location on Lytham Road, close to the crossroads with Waterloo Road.

It comprises of a busy area with dense surrounding residential locations. The location benefits from a wealth of passing pedestrian and vehicle trade. There are also nearby bus routes, public houses and supermarkets adjacent.

## DESCRIPTION

This launderette business has been successfully operated by the present owner and is only being sold due to the present owner looking to purchase another business.

The business includes the sale of 12 no. washing machines, 7 no. dryers, and various other ancillary items associated with running a bust launderette (full list of equipment available upon request)

The sale of the business comprises of a ground floor premises that also includes a one bedroom first floor flat that can either provide owners accommodation or be let out to provide additional income (flat was previously let for £100 per week)

## ACCOMMODATION

Ground floor premises:  
Max depth 18.4m  
Max width 5.4m  
Store room: 11.6m

**Total area approximately 110 sq m (1,180 sq ft)**

First Floor Flat:  
One bedroom flat accommodation –

## LEASE/Legal FEES

Available by way of assignment of an existing lease which expires 31<sup>st</sup> January 2022  
We are informed that a new full repairing and insuring lease will be made available

## ACCOUNTS

Account information is available on request after an initial viewing.

## VAT

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

## VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

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