

# FOR SALE

SANDWICH SHOP/ HOT FOOD  
TAKEAWAY/ BAKERY  
LORD STREET  
FLEETWOOD  
FY7 6SW

- WELL ESTABLISHED AND SUCCESSFUL SANDWICH SHOP / HOT FOOD TAKEAWAY / BAKERY BUSINESS
- HAS BEEN ESTABLISHED IN FLEETWOOD FOR 30+ YEARS
- OFFERS FUTURE POTENTIAL
- HIGHLY VISIBLE POSITION ON THE HIGH STREET
- WEALTH OF PASSING PEDESTRIAN AND VEHICLE TRADE
- INTERNAL VIEWING HIGHLY RECOMMENDED

**ASKING PRICE: £245,000 – BUILDING & BUSINESS**



**Duxburys**  
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
t: 01253 316919 e: [enquiries@duxburyscommercial.co.uk](mailto:enquiries@duxburyscommercial.co.uk)  
f: 01253 765260 w: [www.duxburyscommercial.co.uk](http://www.duxburyscommercial.co.uk)

# LORD STREET, FLEETWOOD

## LOCATION

The building and business is located on the high street of Fleetwood, which is Lord street. It benefits from a wealth of passing pedestrian and vehicle trade. The high street comprises an array of local established operators and regional/ national businesses. The surrounding areas comprise of dense residential areas which provides an abundance of custom and trade.

## DESCRIPTION

This sale comprises of:

A highly visible corner property, comprising of extensive ground floor plus first flat floor accommodation and an office.

Long established sandwich shop / hot food takeaway / bakery.

Excellent shop front and window displays to the ground floor, with two customers entrances.

The ground floor offers deceptively spaces accommodation and also incorporates a bakery to the rear. Additional storage and ancillary space to the ground floor rear.

There is a separate entrance to a first floor, two bedroom first floor flat and separate office.

## ACCOMMODATION

**Ground floor shop premises:** 900 sq ft in total.

A mix of the shop front and customer servery area, rear ancillary and store rooms.

Bakery: 8m x 5m = 40 sq m / 430 sq ft  
External rear store: 150 sq ft  
2 x WC's

**TOTAL GROUND FLOOR: 1,480 SQ FT**

Separately accessed first floor, providing access to:

**Office:** 8.3 sq m / 90 sq ft

**Two Bedroom Flat:**

Lounge with Dining area: 6.3m x 4m  
Double Bedroom: 3.9m x 3.3m  
Fitted Kitchen: 2.8m x 3m  
2<sup>nd</sup> Double Bedroom: 4m x 3.6m  
Shower room: 3m x 2.6 m

## ACCOUNTS

Accounts information can be inspected, following seller approval and a viewing of the building and meeting with the sellers direct.

## RATEABLE VALUE

TBC

## EPC RATING

TBC

## ADDITIONAL PHOTOS

Can be viewed to the latter pages of the brochure.

## VAT

Disclaimer: 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 Option 1.

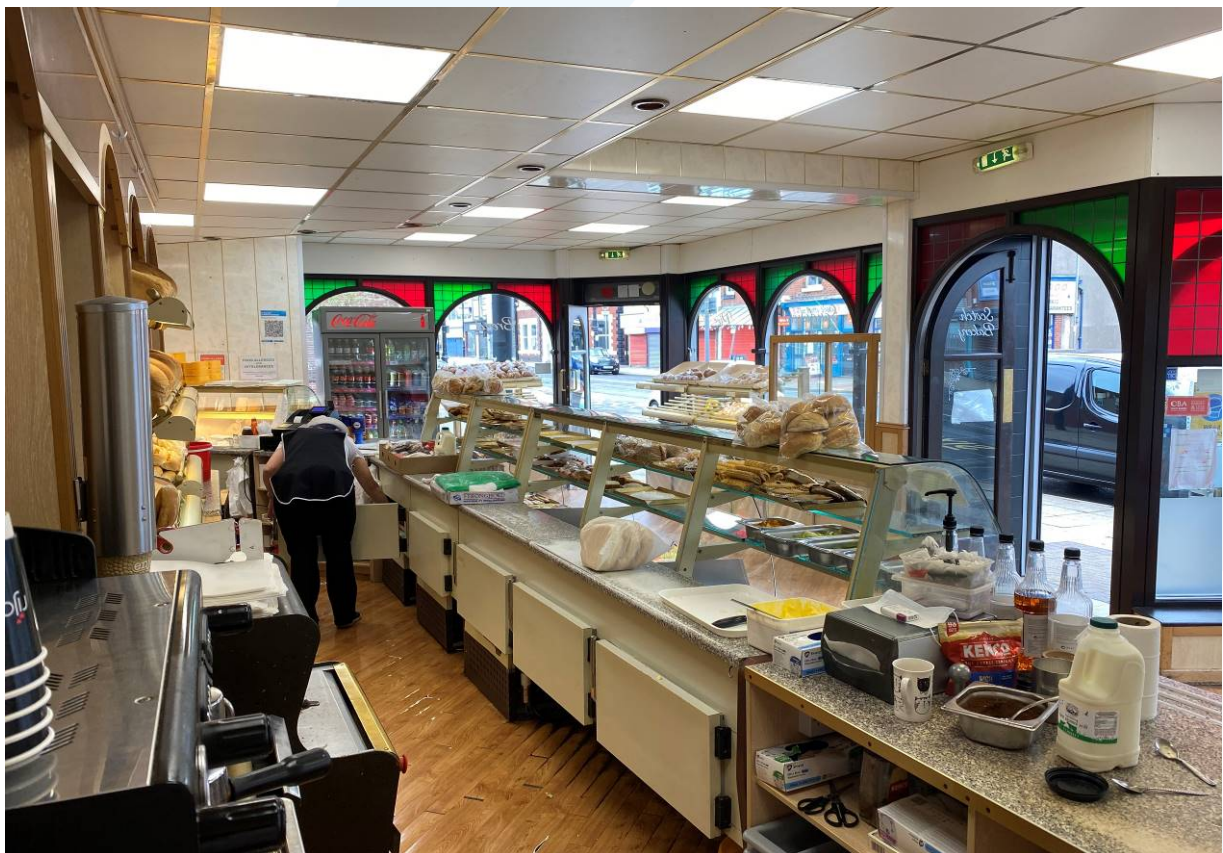
### Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning.



Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:  
(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.  
(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.  
(3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.  
(4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.  
(5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.  
Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.





Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
- (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
- (4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.







Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
- (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
- (4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.







Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
- (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
- (4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.

