

# BUSINESS FOR SALE

FRUIT AND VEG STORE  
'THE WALKWAY'  
VILLAGE WALKS  
POULTON LE-FYLDE  
LANCASHIRE  
FY6 7UR

- ESTABLISHED FRUIT AND VEG SHOP
- LOCATED IN AN EXCELLENT POSITION, ADJACENT TO THE TEANLOWE CENTRE ON VILLAGE WALKS
- NATIONAL RETAILERS WITHIN CLOSE PROXIMITY INCLUDING BOOTHS, BRITISH RED CROSS, HOME BARGAINS AND THE POST OFFICE
- EXCELLENT FOOTFALL
- CAR PARK TO THE FRONT
- ACCOUNTS AVAILABLE ON REQUEST

**BUSINESS ASKING PRICE: £9,750 EXCLUSIVE**

**RENT: £13,000 PER ANNUM EXCLUSIVE**



**Duxburys**  
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
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# THE WALKWAY, POULTON LE-FYLDE

## LOCATION

This well established business is located within the popular and recently redeveloped shopping area of Poulton Le Fylde adjacent to the the Teanlowe Centre on Village Walks.

The Teanlowe Centre is located in the heart of Poulton Le Fylde and serves the surrounding dense residential locations with multiple affluent areas. The area benefits from a wealth of passing pedestrian trade with the business feeding off the neighboring well known businesses.

The Teanlowe Centre and Village Walks provides car parking for the town centre that naturally provides and encourages shoppers to the area and neighbouring businesses. There is free car parking for a set period for customers to the Teanlowe Centre.

## DESCRIPTION

Duxburys Commercial are delighted to have been instructed to market this established business selling locally grown fruit and veg amongst other produce to include eggs, flowers and nuts. The business also provides a delivery service to local customers as well as supplying produce to local businesses.

This business has been established for approximately 7 years and account information is available on request after an initial meeting with the seller. The sale includes fixtures and fittings.

The sale offers an excellent opportunity for an incoming buyer to benefit from the current turnover and to look to further develop the turnover.

## ACCOMMODATION

The accommodation known as 'The Walk Way' provides a walkway from the main road to the Walks. Both the entrances are required to remain open during trading hours providing a 'walkway for shoppers'.

The unit benefits from a glass roof and a canopied entrance with sliding doors.

**GIA: 75.28 SQ M**

## RATEABLE VALUE

2023 RV: £7,600

## LEASE DETAILS

The rent passing is £250.00 per week, on a rolling 4 weeks license agreement. We are informed by our client that the Landlord may consider a longer term letting subject to contract.

## EPC

Details to be confirmed.

## ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents.

## VAT

Prices quoted are exclusive of VAT but may be subject to VAT at the prevailing rate.

## VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

## Disclaimer/ Planning Disclaimer

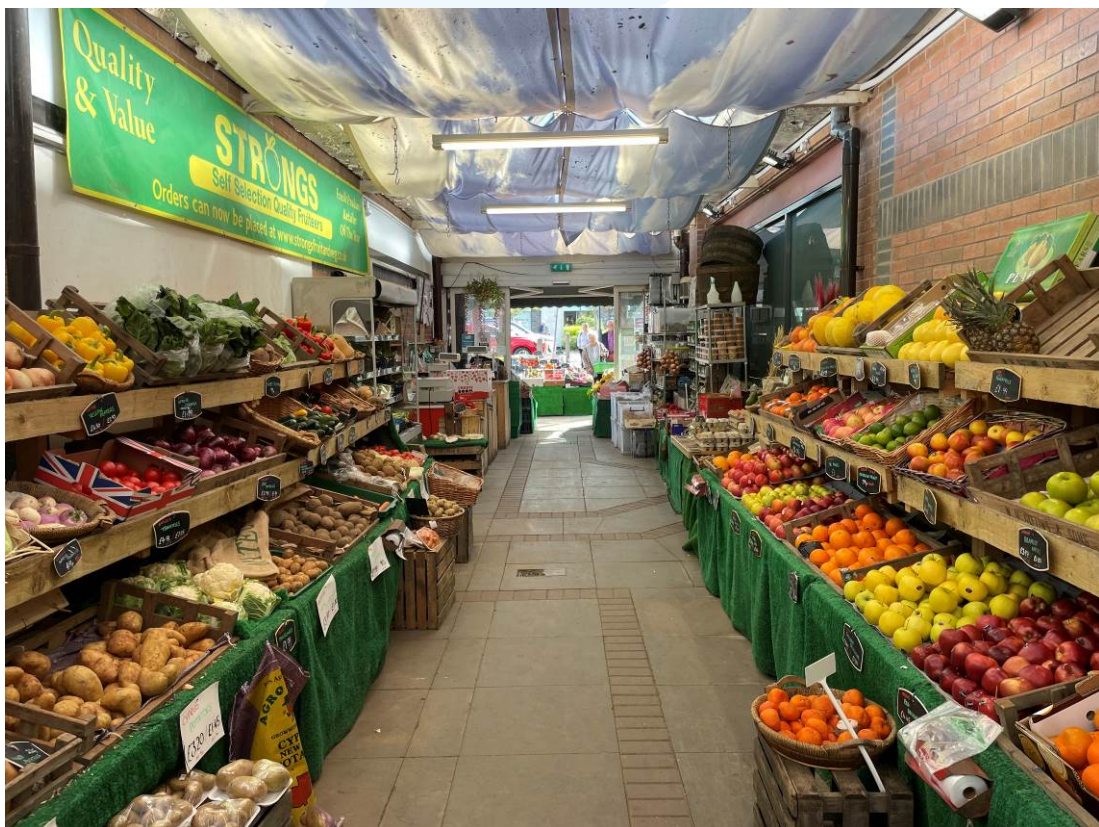
The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, 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.





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