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COMMERCIAL ESTATE AGENTS

227/229 Church Street, Blackpool, FY1 3PB

Specialists for over 50 years in the sale and valuation of businesses, hotels and all types of commercial properties.

NB: The particulars set out in these details do not form part of an offer of contract. Any intending tenant/purchaser must satisfy self by inspection or otherwise as to their accuracy. Neither Kays nor the vendor has any authority to make or give any representation or warranty in relation to this property.



Fish & Chip Shop with Accommodation

Reference: 010630

Freehold Price: £295,000

Tenure Type: Freehold

DESCRIPTION: Substantial semi-detached property located in a busy secondary shopping parade at Cleveleys. Modern takeaway shop with Kiremko 3 pan gas range and full range of equipment. Spacious self-contained owner's accommodation above provides large kitchen, 3 bedrooms, bathroom and loft room. The shop operates by choice on 9 openings 6 teas 4.30pm - 7pm and 3 lunches 12pm to 2pm. long established fish & chip business equipped and fitted to a high standard with the benefit of substantial accommodation above. Viewing recommended.

LOCATION: On the southerly frontage of Anchorsholme Lane East, Thornton Cleveleys in a parade of local shops serving the surrounding residential area.

ACCOMMODATION

Ground Floor: Double fronted takeaway unit with suspended ceiling, Kiremko 3 pan gas range, stainless steel cladding to walls in cooking section; fridge store; prep kitchen with stainless steel sink unit; potato prep room; quarry tiled floor; former dining room now used as private; staff wc; side vestibule entrance and access to accommodation.

First Floor: Lounge; kitchen with fitted wall and base units, hob & oven; bathroom with bath, wc and wash hand basin; 3 bedrooms; loft room.

BUSINESS: The business is equipped including Kiremko 3 pan gas range, till, Baine Marie, fridge, freezer, 2 microwaves, upright fridge, pudding steamer, 5 burner cooker, chipper, rumble etc. opening 6 Teas and 3 lunches 12pm-2pm and 4.30pm- 7pm. Turnover levels in the region of £85,000 full accounts will be available to interested parties after viewing.

EXTERIOR: Forecourt and side drive, garage, rear yard and shed.

SERVICES: All mains services connected, gas central heating, double glazed and new roof fitted in 2015 with a new boiler replaced in 2020.

Viewing *STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.*

New Anchor Chippy, 42 Anchorsholme Lane, Cleveleys, FY5 3QL.





