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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.



Sandwich Shop

Reference: 010742

Leasehold Price: £25,000

Cleveleys Sandwich Bar, 7 Nutter Road, Cleveleys, Lancashire, FY5 1BG

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: An old established sandwich bar located in Cleveleys town centre immediately off Victoria road west to main shopping street. Split level sales shop with approx. 13 covers plus counter and sandwich prep area. Rear kitchen, outside seating 4 to 6 covers and 1 parking space to rear. Same owners for the past 28 years. Turnover levels average £1,250 a week.

LOCATION: On the westerly frontage of Nutter Road at cleveleys which is off the main high street (Victoria road

west). Directly opposite Wilkos

ACCOMMODATION

GROUND FLOOR: Single fronted sandwich shop and café with 13 covers 4m x 8.9m (36sqm), split level to refrigerated counter; store 4m x 1.75m; prep kitchen with stainless steel sink unit 3m x 3m;

EXTERIOR: 4/5 covers, store and wc plus a parking space for 1 car.

BUSINESS: The business is equipped including double fridge, 4 ring electric cooker, tub freezer, refrigerated counter display, and fridge. Extract from the accounts show a turnover for year ending 28/2/22 of £65,031 with a gross profit of £12,646. Opening hours Mon- Sat 9am till 3pm. Staff: 2 owners plus 3 part time.

SERVICES: Electric and water services connected.

TENURE: Holding over on a 6 year FRI lease. Rent £659 pcm (£7,908 per annum). Purchaser will have to negotiate a new lease with the landlord.

