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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.



## Ice Cream Parlour/Coffee shop

**Reference: 010925**

**Leasehold Price: £9,950**

**335 Clifton Drive South, St Annes, FY8 1LP**

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

**DESCRIPTION:** A fully equipped Ice Cream Parlour located in St Annes Square next door to M&S Food Hall. The take away shop has been fitted to a very high standard with a small seating area. Not trading due to the owners other business commitments but offers an excellent opportunity for an owner operator to trade with the potential to introduce other lines such as sandwiches, sweets, subject to approval. Remainder of a 10 year lease, rent £12,000 pa. Excellent opportunity to re-establish and develop the business.

**LOCATION:** In St Annes Square On Clifton Drive South next door to M&S Food Hall close to the promenade and all the shops and restaurants.

#### ACCOMMODATION

**GROUND FLOOR:** Single fronted split level shop with part tiled walls; office/store; staff wc. Approx 39 square metres

**BUSINESS:** The equipment includes refrigerated ice cream display, Carpigiani ice cream machine, Cortile coffee machine, drinks display, under counter fridge, touch screen till.

**SERVICES:** Electricity and water, air conditioning.

**TENURE:** 10 year lease from 2021. Rent £12,000 per annum. 3 year rent reviews. Break clause end of year 5.



