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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.



## Bar

**Reference: 010970**

**Leasehold Price: £35,000**

**Buckingham's, 35 Queen Street, Blackpool, FY1 1NL**

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

**DESCRIPTION:** A well established licensed bar located in Blackpool Town Centre close to all the shops, bars and restaurants. The double fronted freehouse is licensed 11am to 11pm Sunday to Thursday and 11am to midnight on Friday and Saturday. Remainder of a 7 year lease from 2021 rent £10,400 per annum. All year round trade with Predominately 70% local business. Operated since 2008 retirement sale.

**LOCATION:** On Queen Street in Blackpool Town Centre immediately off the promenade close to all the other bars and restaurant.

**ACCOMMODATION**

**GROUND FLOOR:** Double fronted premises with fitted bar counter table seating for approx 80; Ladies, Gents & disabled toilets; Kitchen with stainless steel sink unit.

**LOWER GROUND FLOOR:** Beer cellar.

**EXTERIOR:** Rear decked smoking area and bin store.

**BUSINESS:** The business trades all year round with 70% of the customer base being local. The vendor confirms the turnover levels are in the region of £89,000 with further figures available to genuine interested parties after viewing. Licence Sunday to Thursday 11.00 to 23.00 Friday and Saturday 11.00 to 00.00. The licence has a requirement for food to be provided..

**SERVICES:** Electric and water. CCTV

**TENURE:** Leasehold - 7 year lease from 2021 Rent £200 a week (£10,400 per annum). Review in 2025 to £300 a week (£15,600 per annum).



