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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.



### A3 Cafe/Takeaway

**Reference: 010811**

**Freehold Price: £150,000**

**Leasehold Price: £10,000**

**230 Church Street, Blackpool, FY1 3PX**

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

**DESCRIPTION:** Single fronted Café Takeaway located on Church Street on the fringe of the Town Centre. A3 planning granted with opportunity to acquire the equipment and establish a business. Leasehold option rent £800 per calendar month shop only or landlord will consider a sale of the property including the 2 bedroom flat above.

**LOCATION:** On the Northerly frontage of Church Street close to its junction with Grosvenor Street and Park Road.

**ACCOMMODATION**

**GROUND FLOOR:** Single fronted shop premises 5m x 4.8m (25sqm) with counter servery; raised area; kitchen with stainless steel extraction;

**FIRST FLOOR:** Flat: Kitchen with stainless sink unit; bedroom; box bedroom; lounge with bay window; shower and wc;

**EXTERIOR:** Wc, shared garage and store.

**BUSINESS:** The shop is equipped including 6 burner cooker, double deep fat fryer, microwave, contact griddle, salad fridge display, hot display and 8 pan Baine Marie. Trading but no accounts.

**SERVICES:** All mains services connected, 2 electric meters, 1 gas meter, central heating and double glazing. EPC RATING: C

**TENURE:** Freehold or Leasehold. New lease, rent £9,600 per annum. £3,000 rent deposit bond

