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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.



Pizza Kebabs Burgers & Currys

Reference: 011021

Leasehold Price: £9,500

Leo's Pizza Grill, 5 Crescent West , Cleveleys, FY5 1AD

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: Leasehold lock up Hot Food Takeaway and Diner located in Cleveleys Town Centre close to Victoria Road West. Open plan Takeaway and Diner with 24 covers, kitchen and customer toilets. Remainder of a 7 year lease from 2021 at a rent of £9,500 per annum. Opening 5pm to 11pm 7 days a week (potential to open to 12 midnight). Majority of trade is delivery on Just Eat, Uber Eats, Deliveroo, Food Hub and Blackpool Eats. Scope to develop Restaurant trade. May let it go empty with no equipment.

LOCATION: On Crescent West close to the junction with Victoria Road West.

ACCOMMODATION

GROUND FLOOR: Corner Cafe with open plan counter servery with 24 covers, kitchen with double base stainless steel sink unit and extraction; customer wc's;

FIRST FLOOR: Store room.

BUSINESS: The business is equipped including gas deep fat fryer, charcoal griddle, pizza oven, kebab machine, 5 burner gas hob, commercial mixer, fridge, salad fridge, drinks fridge, rotary naan bread oven, etc. The vendor confirms the current turnover is in the region of £3,000 per week. Accounts for the period ending 5/4/23 show a turnover of £81,000 with adjusted net profits of £12,000.

SERVICES: All mains services connected.

TENURE: Leasehold. 7 year lease from July 2021, rent £791.66 per calendar month (£9,500 per annum).



