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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.



**Sandwiches, Pies, Cakes & Bread**

**Reference: 011065**

**Freehold Price: £200,000**

**85 Waterloo Road, Blackpool, FY4 1AD**

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

**DESCRIPTION:** Mid terraced 3 storey property located in the local secondary shopping area of Waterloo Road at South Shore. The business operates retailing pies, bread, cakes and sandwiches, presently part of a small chain of 3 local shops. The trading name is not being sold. Management figures show a turnover in the region of £3,500 a week. Spacious shop and kitchen (approx 58sqm) with separate 2 bedroom flat above let at £135 a week including electric and water.

**LOCATION:** On the Southerly frontage of Waterloo Road at its junction with Lytham Road a local shopping zone with many independent traders plus Iceland and Card Factory.

#### **ACCOMMODATION**

**GROUND FLOOR:** Single fronted sales shop with roller shutter and tiled floor, refrigerated 'L' shaped counter; rear kitchen with extraction, single stainless steel sink unit, walk in fridge;

**LOWER GROUND FLOOR:** Cellar store;

**FIRST FLOOR:** Lounge; kitchen;

**SECOND FLOOR:** 2 bedrooms; shower, wc and wash hand basin;

**EXTERIOR:** Rear entrance to flat.

**BUSINESS:** The shop is equipped including 1 ring electric hob, griddle, toaster, Coffee Machine, refrigerated window display, 'L' shaped refrigerated counter, pie warmer, microwave, till, hot display, gravity slicer, etc a full inventory will be prepared by the vendor prior to completion. The vendor confirms from management figures the average weekly takings to be £3,500.

**SERVICES:** Electric and water services connected.

