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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.



## Leasehold Sandwich Shop

**Reference: 010395**

**Leasehold Price: £29,950**

**Slice Sandwich Box, 133 Red Bank Road, Blackpool, FY2 9HZ**

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

**DESCRIPTION:** Corner well fitted Sandwich Shop business located in a prominent position on Red Bank Road at Bispham opposite Sainsburys Supermarket. The long established modern shop is well equipped with a loyal customer base, with a 5 star hygiene rating. Leasehold premises with a turnover in the region of £1,500 a week and scope to increase with more openings. 3 years from Sept 2022, rent £550 pcm (£6,000 pa).

**LOCATION:** On the corner of Red Bank Road and Melville Road opposite Sainsbury's Supermarket.

**ACCOMMODATION**

**GROUND FLOOR:** Corner retail unit with fitted corner 'L' Shaped canopy extraction and stainless steel sink unit, total area approx 27sqm

**LOWER GROUND FLOOR:** Cellar store;

**EXTERIOR:** Forecourt and shared wc to the rear yard.

**BUSINESS:** Fully equipped including Bean to Cup Rigo Coffee machine, till, Carvery, contact double griddle, Lincat grill, fridge, griddle, Baine Marie, oven, salad & sandwich filling fridge, cake display, fridge freezer, etc. Turnover in the region of £80,000 with further figures made available to interested parties after viewing. Open Tuesday to Saturday, scope for longer openings.

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

**TENURE:** Leasehold. 3 years from Sept 2022, rent £550 pcm (£6,000 pa).

