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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.

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Wools, Haberdashery, Crafts Shop & Self Contained Apartment

Reference: 010989

Freehold Price: £230,000 Inclusive of more than £166,000 of Stock

Mrs Johnson's Emporium, 29-31 Bond Street, Blackpool, FY4 1BQ

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: An old established Wools, Haberdashery and Crafts business located in a grand ex Banking Hall building in the South Shore area of Blackpool. The large mainly open plan ex banking hall provides an excellent space for the huge amount of stock and display together with the ex vaults in the basement offering further storage. The two upper floors provide a spacious 2 bedroom self contained apartment with outside deck roof gardens. The business offers scope for workshops and and includes a website: www.MrsJohnsonsEmporium.co.uk

LOCATION: On Bond Street at South Shore one street back from the Promenade off Waterloo Road.

ACCOMMODATION

GROUND FLOOR: Double fronted former Banking Hall, mainly open plan retail area with 2 ancillary rooms off at the front including one with a wood burning stove.

LOWER GROUND FLOOR: Same floor space as ground floor split into 4 rooms.

FIRST FLOOR: Lounge and open plan kitchen diner (9m x 4.8m), with log burner, shuttered windows, fitted shaker wall and base units, induction hob, eyeline oven & grill, integrated fridge freezer and central island.

SECOND FLOOR: Double bedroom (5m x 4.4m), en suite bathroom (2.8m x 4.9m) with roll top bath, walk in shower, wc and wash hand basin; single bedroom (2.3m x 3.5m) with Juliette balcony; wc and wash hand basin.

EXTERIOR: 2 decked roof gardens with composite decking.

BUSINESS: Current opening 10am - 3pm Monday to Friday & 1 Saturday a month. The business was established in 1981 with a regular and loyal customer base. Full accounts will be made available to genuine interested parties after viewing. Turnover levels averaged £75,000 over the past 3 years. Excellent scope to extend opening hours, offer workshops and continue to expand existing online shop. Full accounts and stock information once viewed.

SERVICES: All mains services connected, central heating and hot water heated from log burner with immersion heater as hot water backup.

TENURE: Freehold





