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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.



Fish & Chip Shop & Diner with Accommodation

Reference: 010113

Freehold Price: £195,000

Tenure Type: Freehold

DESCRIPTION: Substantial end terraced 2 storey property located in a main road position at North Shore. Spacious takeaway shop with good prep area and 40 cover diner. Self contained owners accommodation above provides lounge with sea views, kitchen diner, 3 bedrooms and bathroom. Old established business operating all year round. Viewing recommended.

LOCATION: On Dickson Road close to its junction with Warley Road at the back of the Hilton Hotel.

ACCOMMODATION

Ground Floor: Fish and Chip Shop (5.2m x 9.2m) with fitted counter range; dining room (7.4m x 4.3m) with 40 covers, suspended ceiling and upholstered seating; customer wc and wash hand basin; preparation room (2.7m x 6m); potato prep (4.3m x 4.2m), store room and boiler;

First Floor: Lounge with sea views (4m x 5.7m) + Bay window; bedroom (5m x 4m); kitchen (3.4m x 2.9m) with fitted wall and base units, hob and oven; bathroom with wc, bath, step in shower and wash hand basin (1.8m x 3.4m); bedroom (3.4m x 2.4m); bedroom (4.4m x 2.7m);

Exterior: Yard, staff wc, timber store and garage.

BUSINESS: The business is fully equipped including 3 pan Henry Nuttall gas range, 4 pan Baine Marie, 2 tills, 2 microwaves, water boiler, 2 chippers, rumbler, fat filter, fish fridge, 2 ring electric hot, various fridges and freezers, etc. A full inventory will be prepared by Kays prior to exchange of contracts. The vendor will discuss the turnover details with any seriously interested parties direct. By choice and due to pending retirement the vendor operates the business with tea time/evening opening only approximately 30 hours.

SERVICES: All mains services connected, central heating & loft insulation. **EPC: C**

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

Derby Supper Bar, 273 Dickson Road, North Shore, Blackpool FY1 2JH

