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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.



## Hardware Shop & Apartment

**Reference: 010097**

**Freehold Price: £119,950**

**Leasehold Price: £15,000**

**Tenure Type: Both**

**DESCRIPTION:** Hardware shop with 3-bedroom apartment in a row of shops in the busy all year-round trading location of Chatsworth Avenue in Fleetwood. We have been informed that the premises underwent an extensive refurbishment which was completed in 2018, trades as a Hardware Shop, also selling homeware, pet supplies and general goods. In superb order throughout. Available Freehold or Leasehold, new lease, rent £10,000 pa.

**Ground Floor:** Main Shop (approx. 898 sq. ft) With tiled flooring, economy state of the art lighting, shelving to walls, modern servery counter and display stands; Storeroom (approx. 154 sq. ft); wc;

staircase leading to Apartment;

**First Floor:** Lounge (approx. 186sq ft); Fitted Kitchen (approx. 146sq ft) with wall and base units; bedroom 1 (approx. 75sq ft);

**Second Floor:** Master Bedroom (approx. 170 sq. ft); Double Bedroom (approx. 111 sq. ft); Bathroom (approx. 81 sq. ft) with bath, shower & wc;

**EXTERIOR:** Enclosed courtyard to the rear.

**SERVICES:** The property has central heating, double glazing, L2 Fire Alarm System and front & rear electric shutters.

**HOURS:** Open Monday, Tuesday, Thursday, Friday and Saturday 8.30am till 5pm

**BUSINESS:** We have been informed the business has only been trading since December 2018, but trading accounts will show a turnover of over £65,000.

**TENURE:** Freehold or Leasehold. New flexible lease for the whole building, rent of £10,000 pa

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

**Idea 118 Chatsworth Avenue, Fleetwood FY7 8EJ**



