



Call us on 01253 623486  
or Fax: 01253 752068  
Email [info@kaysestates.co.uk](mailto:info@kaysestates.co.uk)  
Web [www.kaysestates.co.uk](http://www.kaysestates.co.uk)

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.



## Hot Food Takeaway & Flat

**Reference: 009699**

**Freehold Price: £129,950**

**Leasehold Price: Legal Fees**

**Tenure Type: Both**

**DESCRIPTION:** Double fronted fully equipped modern fast Food Takeaway with a self contained flat above. The business is not trading but the takeaway remains fully equipped having previously been a fried chicken unit. Option to purchase freehold or the landlord will look at a rental of £12,950 pa plus legal fees + £10,000 deposit..

**LOCATION:** On the Easterly frontage of St Annes Road close to secondary school and opposite South Shore fire station.

## ACCOMMODATION

**Ground Floor:** Takeaway and seating area with 2 fixed tables for 4 and fitted counter; open plan kitchen area with stainless steel extraction; prep area and pot wash with double bowl stainless steel sink unit, walk in chiller; wc;

**First Floor:** Lounge; bedroom; kitchen; shower and wc;

**Second Floor:** 2 attic bedrooms;

**Exterior:** Rear yard and access to flat with covered entrance.

**BUSINESS:** Equipment includes Henny Penny hot chicken display, chip scuttle, double deep fat fryer, 2 deep fry chicken machines (Fastron Henny Penny), chicken prep bench, 2 deck pizza oven, 2 ring hob, drinks display fridge, chest freezer, 4 pan Baine Marie, till, illuminated menu board, etc. The inventory is included in the freehold sale, on a leasehold basis the inventory remains the landlords.

**SERVICES:** All mains services connected. **EPC RATING: C**

**TENURE:** Freehold or Leasehold. New Full Repairing & Insuring lease, rent £12,950 per annum.

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

**62 St Annes Road, South Shore, Blackpool FY4 2AS**



