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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.



Launderette & Self Contained Flat

Reference: 009947

Freehold Price: £159,950

Tenure Type: Freehold

DESCRIPTION: Mid terraced property located in a local secondary shopping parade on Dickson Road at North Shore. The well established and fully equipped laundry business provides a coin operated Launderette plus service washes and commercial laundry for the Hotel and Restaurant trade. Spacious ground floor commercial premises plus self contained 2 bedroom flat above with separate entrance let at £105 a week.

LOCATION: On the Westerly frontage of Dickson Road at North Shore close to the Gynn roundabout junction with the Promenade. Other users close by include Spar, Bargain Booze and Choice Meats Butchers.

ACCOMMODATION

Ground Floor: 23b: Single fronted Launderette with tiled floor; rear tank room and ironing area; additional work area with roller shutters; Separate entrance to flat:

First Floor: Flat: Kitchen diner with fitted units; bathroom; bedroom; lounge;

Second Floor: Dormer bedroom;

Exterior: First floor patio area.

BUSINESS: The business is equipped including 4 x 1pso 16lb and 3 x 1pso 25lb washers, 4 x JLA gas dryers, 2 roller irons, 2 x 30lb & 1 x 35lb washers, 2 JLA dryers, 1 x ADC Dryer, etc. A full inventory will be prepared by Kays prior to exchange of contracts. **Opening Hours:** 8am to 5pm 7 days a week. The business enjoys a regular customer base plus service washes and Laundry service for Hotels and Restaurants. Extracts from accounts confirm a turnover in the region of £50,000

SERVICES: All mains services connected, 3 Phase electric. **EPC RATING: F**

Viewing STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

Suds & Bubbles 236 Dickson Road, Blackpool FY1 2JS