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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.



## Sandwich Takeaway

**Reference: 010139**

**Status: £Sold Subject to Contract**

**Leasehold Price: Legal Fees**

**Tenure Type: Leasehold**

**DESCRIPTION:** Excellent opportunity to re-establish a sandwich takeaway located on Central Drive at its junction with Bloomfield Road close to Blackpool Football Club. Sandwich takeaway approximately 20sqm with a range of associated equipment. Recently closed due to ill health, provides super potential to re-establish the business. Previously had a regular following from local residents, businesses, builders and local taxi drivers. New lease available direct from the Landlord at a rent of £3,000 per annum, Bond and references required.

**LOCATION:** Main road position on Central Drive immediately at its junction with Bloomfield Road in a parade of local shops close to Blackpool Football Club.

## ACCOMMODATION

**Ground Floor:** Double fronted Sandwich Takeaway 3.8m x 5m + 1.6m x 0.8m with fitted counter, suspended ceiling, no-slip flooring, fitted wall and base units and double bowl stainless steel sink unit;

**Exterior:** Yard and wc.

**BUSINESS:** The equipment includes till, freezer, 4 bank toaster, double 'Velox' contact griddle, 2 deep fat fryers, 'George Foreman' grill, 4 ring gas hob, oven, extractor, microwave, 2 x fridges, refrigerated counter display, drinks fridge (free loan), etc.

**SERVICES:** All mains services connected

**TENURE:** Leasehold. New 3 year lease or longer if required, rent £3,000 per annum, payable monthly in advance. £500 rent deposit required. Incoming tenants pays Landlords solicitors fees of £750 + VAT plus Landlords building insurance.

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

**Donna's Diner, 399 Central Drive, Blackpool FY1 5JN**

