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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.



## Takeaway & 3 Bedroom Accommodation

**Reference: 010460**

**Leasehold Price: £49,950**

**Tenure Type: Leasehold**

**DESCRIPTION:** Takeaway with 3 bedroom flat above situated in the busy all year round trading location of St Annes Road in South Shore, close to local college and densely populated residential area. Offers a delivery service using Just Eat, Food Hub, Blackpool Eats and Facebook. This deceptively spacious 3 storey property is in lovely order and needs to be viewed to be fully appreciated.

**Ground Floor (approx. 762sq ft):** Stylish and contemporary entrance with marble effect counter top and wood effect flooring and seating for guests; Preparation Area with stainless steel extractor unit and a range of commercial equipment including pizza oven, commercial convection oven, gas grill, twin fryer, stainless steel pizza topping unit with integrated drawers, freezer; Toilet; rear Kitchen with a range of equipment including commercial walk-in fridge, dough mixer, ice-cream

machine, freezers and stainless steel worktops;

**First Floor: *Private Accommodation:*** Large Lounge with Dining Area; Fitted Kitchen with wall and base units; Master Bedroom with built-in robes; Shower and Toilet;

**Second Floor:** 2 Bedrooms with velux windows.

**EXTERIOR** Forecourt and small yard to the rear.

**HOURS:** Sunday to Thursday 4pm to 10pm. Friday and Saturday 4pm to 11pm.

**SERVICES:** The property has central heating, double glazing, electric shutters to front & CCTV.

**BUSINESS:** We are informed that the business turns over in the region of £4,000 per week. Management accounts will be made available to interested parties.

**TENURE:** Leasehold. 7 year FRI Lease from 1st August 2020, rent of £13,000 pa.

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

***Vella, 62 St Annes Road, Blackpool FY4 2AS***

