

Café 25
25-29 Abingdon Street
Blackpool

REF: 0CL511L

- * **Café/Bistro**
- * **Blackpool, Lancashire**
- * **Situated in a Superb All Year Round Trading Location**
- * **In Lovely Order Throughout**
- * **Licensed Forecourt Trading**
- * **Excellent Potential**
- * **Strong Trading Accounts**
- * **Priced to Sell**
- * **Viewing Highly Recommended**



DESCRIPTION: Kenricks are pleased to offer a rare opportunity to purchase this popular Café/Bistro business.

The premises is situated in the busy all year-round trading location of Abingdon Street in the heart of Blackpool's Town Centre.

The business sells a range of hot and cold meals, Breakfasts, sandwiches, wraps, toasties, salads, light bites, baked potatoes, afternoon tea, range of hot and cold beverages and an extensive vegetarian, vegan and gluten free menu. All food served is homemade at the premises including a selection cakes, scones, range of pies and pastries.

The well-established business has strong trading accounts, has undergone extensive refurbishment throughout and needs to be viewed to be fully appreciated.

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Ground Floor (approx. 948 sq. ft)

Main entrance leading to open plan Café/Bistro.

The Café/Bistro part carpeted, part vinyl flooring has a wood panelled ceiling, with a range of seating for 40 diners with 2 separate dining areas.

2 Wood panelled servery counters with Kitchen and preparation area with a range of catering equipment including coffee machine and separate grinder, 2 refrigerated display cabinets, stainless steel hot plate, electric cooker, griddle, 3 fridges, stainless steel extractor unit, toasters, panini machine, baked potato oven, 3 table top fryers, 4 pan Bain Marie, 2 freezers, ice cream freezer, counter top fridge, drinks fridge, electronic till.

Accessible Toilet.

Unisex Toilet.

Basement

Storage area with a 6ft freezer, 2 freezers and a fridge freezer.

EXTERIOR: Forecourt to the front with seating for 32 guests.

HOURS: 8.30am – 3pm – 7 days a week. Option to extend trading hours in the summer season.

BUSINESS: We have been informed the accounts show a turnover for year-end July 2023 of £208,671.15
Full accounts available on application.

AGENTS NOTES: The business has electric heating and fire system. A full inventory will be provided.

TENURE: Leasehold – we have been informed there is a 10-year internal repairing Lease from July 2020 at a rent of £1,250 per calendar month.

PRICE: £42,500 Ingoing ono

VIEWING: By appointment through Kenricks 01253 420420



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