

**The Rite Bite
23, East Topping Street
Blackpool**

REF: 0CL204M

- * **Licensed Café /Takeaway**
- * **Central Blackpool**
- * **All Year-Round Trading Location**
- * **Directly Opposite New Civil Service Hub**
- * **In Good Order Throughout**
- * **Seating for 36 Covers**
- * **Established Business Since 2002**
- * **Strong Trading Accounts**
- * **Recent Annual Turnover Showing in Excess of £106,000**
- * **Excellent Business Opportunity**
- * **Tremendous Potential**
- * **Viewing Highly Recommended**



DESCRIPTION: Kenricks are delighted to offer this well-known and popular Licensed Café / Takeaway for sale.

This established Café and Takeaway is situated in the all year round trading location of East Topping Street, directly opposite the new Civil Service Hub which will be employing over 3,000 people in the heart of Blackpool's regeneration area.

The business has been successfully trading under the same client since 2002, boasting very lucrative annual turnovers, a recent annual turnover being in excess of £106,000.

The café sells a range of breakfasts, light meals, sandwiches, toasties, burgers, salad boxes, paninis, jacket potatoes and hot and cold drinks and alcoholic beverages.

Viewing highly recommended.

REF: 0CL204M

Ground Floor (approx. 606sq ft)

Main Entrance leading to:

Open Plan Café with seating for approx. 36 covers.
Fitted servery counter with display fridge, a range of equipment including instant hot water boiler and commercial coffee machine.

Kitchen/Preparation Room with a range of equipment including 4 hob electric oven, fridges and chest freezers, commercial microwaves, stainless steel worktops, commercial toasters, meat slicer, Parry griddle, 4 pot Bain Marie.

Toilet.

Exterior: Small back yard.

HOURS: Current Hours are - Mon to Fri 9am-3pm.
Saturday & Sunday 10am – 3pm.

AGENTS NOTES: A full inventory will be provided on request. There is Air conditioning and 5 Camera CCTV system.

BUSINESS: Turnover for Year End April 2023 – shows in Excess of £106,000.

TENURE: Leasehold - New flexible lease offered at a rent of £5,250.

PRICE: £54,950 Ingoing.

VIEWING: By appointment through Kenricks 01253 420420.



