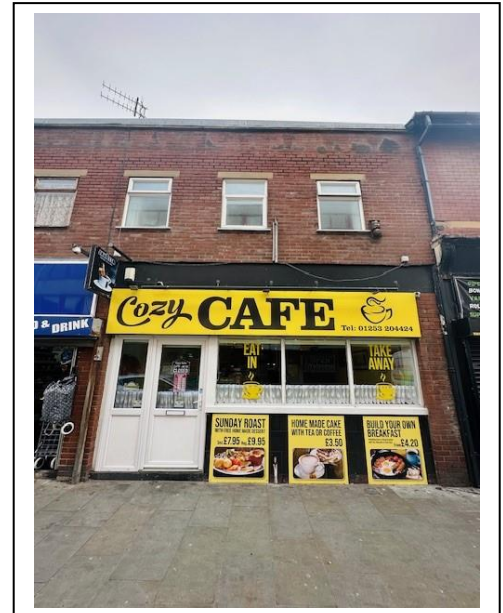


**Cosy Café
11 Topping Street
Blackpool**

REF: 0CL325M

- * **Café**
- * **Town Centre, Blackpool**
- * **Adjacent to the New Redevelopment Area**
- * **In Lovely Order Throughout**
- * **Suitable for a Number of Uses**
- * **Priced to Sell**
- * **Newly Equipped**
- * **Potential to Increase Trading Hours**
- * **Excellent Business Opportunity**
- * **Viewing Highly Recommended**



DESCRIPTION: Kenricks are delighted to offer this leasehold Café for sale.

The premises is situated in the busy all year-round trading location of Topping Street in the Centre of Blackpool. Adjacent to the new redevelopment area.

The Café currently trades 6 days a week but there is scope to extend opening to include Sundays, with a high demand for Sunday lunch.

Ground Floor (approx. 484 sq. ft.)

Main open plan Café with vinyl flooring, concealed lighting and tables and chairs for 18 diners.

Kitchen with sink and a range of equipment including: extractor, microwave, dishwasher, table-top fryer, electric oven and hob, griddle, Salad chiller, fridge freezer, chest freezer, electronic till.

Servery Counter with preparation area.

First Floor (approx. 242 sq. ft.)

Storage Area with fridge freezer and chest freezer.

Toilet.

REF: 0CL325M

AGENTS NOTES: The premises has electric heating and is partly double glazed. A full inventory will be provided. The incoming tenant maybe responsible for the Landlord's legal fees in this transaction.

HOURS: Monday – Saturday 8am-3pm Closed Sunday

TENURE: Leasehold - We are informed there is a 5 year lease which commenced March 2025 at a Rent of £7,000 p.a.

PRICE: Ingoing £14,950 Deposit £1,000

VIEWING: By appointment through Kenricks

