

**TSP Chippy
68- 70 Coronation Street
Blackpool**

REF: 0CL289M

- * **Licensed Fish and Chip Shop / Diner & 7 Bedroom Accommodation Above**
- * **Central Blackpool**
- * **Close to Town Centre, New Development Area, & Entertainments.**
- * **Busy All Year-Round Trading Location**
- * **Substantial 3 Storey Mid Terrace Property**
- * **Tremendous Potential**
- * **Strong Trading Accounts**
- * **Priced To Lease**
- * **Car Parking for 1 Motor Vehicle**
- * **Viewing Highly Recommended**



DESCRIPTION: Kenricks are pleased to offer this Licensed Fish and Chip Shop / Diner with 7-bedroom accommodation above for Lease.

This substantial 3 storey property is situated in a prominent position in the busy all year-round trading location of Coronation Street in Central Blackpool, within close proximity to the vibrant town centre.

The business sells Fish and Chips as well as a range of food including Pizza, Burgers, Kebabs, Curries, Pies, Soft & Alcoholic drinks.

The accounts show a turnover in excess of £218,400 per annum, which reflects the strong trading ability of this business.

Viewing Highly Recommended.

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Ground Floor

Separate Entrance leading to:

Main Shop with non-slip floor and a range of equipment including three pan range, freezer, fridge and Bain Marie.

Kitchen with sink, fridge, 6 ring gas cooker, griddle, twin kebab machine.

Dining area with seating for 33 diners with cushioned seating booths, LED lighting and Disco Ball Feature.

Toilet

Entrance to Hall and Staircase to first floor.

Lower Ground Floor

Cellar Area with Stainless Steel Units, Pizza Preparation Area, Pizza Ovens, Fridges, Freezer, Sink and door to Rear of Property.

Cellar Area for storage.

Separate Street Entrance leading to:
Hall and Staircase.

First Floor

Private Accommodation:

Large Lounge with laminate flooring, bay window and feature fireplace.

Kitchen / Diner with fitted wall and base units.

Large Double Bedroom with shower and sink.

Toilet.

Double Bedroom.

Second Floor

1 Triple Bedroom.

2 Double Bedrooms.

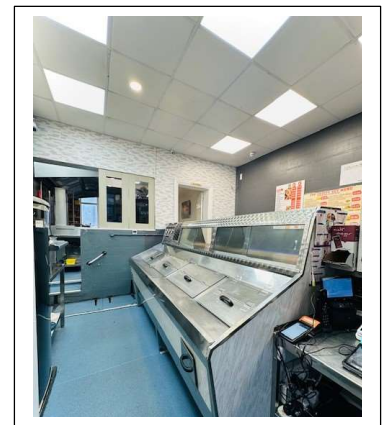
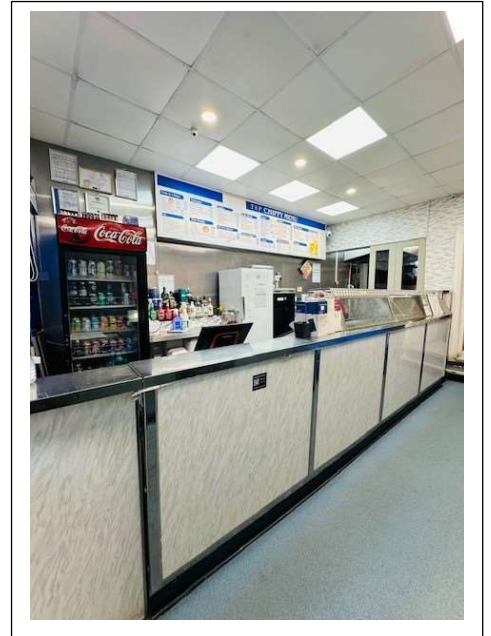
2 Single Bedrooms.

Large Bathroom comprising 4-piece suite, bath, shower, wash basin & toilet.

EXTERIOR: Yard to the rear with Car Parking for 1 motor vehicle.

AGENTS NOTES: The property is central heated and has double glazing.

HOURS: Current Trading Hours: Monday to Thursday 3pm -11pm Friday & Saturday 3pm – 2am



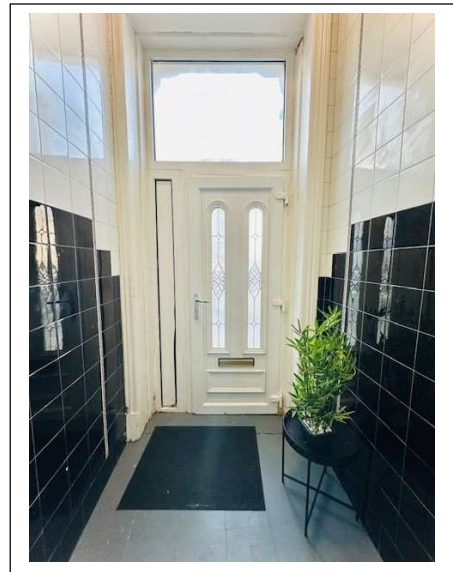
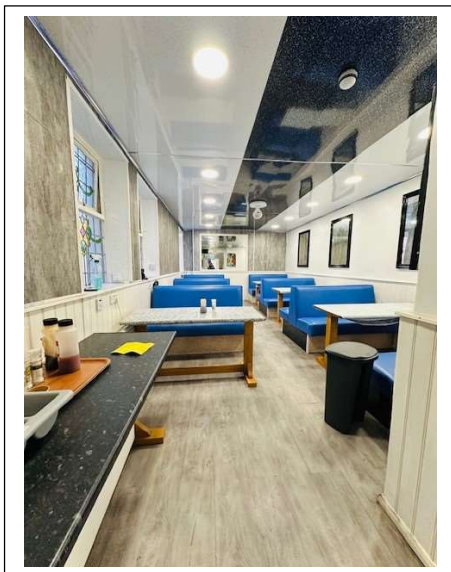
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TENURE: Leasehold – New flexible lease at a rent of £18,000 per annum.
Incoming tenant may be responsible for the landlord's legal fees.

BUSINESS: Trading accounts for the year end 1st February 2024 shows an annual turnover of £218,400. Accounts on Application.

PRICE: £50,000 Ingoing

VIEWING: By appointment through Kenricks. 01253 420420.



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