

**Gabriel's
15 Ball Street
Poulton Le Fylde**

REF: 0RL399M

- * **Gift Shop and Cafe**
- * **Poulton-Le-Fylde**
- * **Superb All Year-Round Trading Location**
- * **Ill Health Forces Sale**
- * **Strong Trading Accounts**
- * **Offered with Vacant Possession if Desired**
- * **Viewing Highly Recommended**

DESCRIPTION: Kenricks are pleased to offer this well-known and popular Gift Shop with Café for Lease.

This delightful business is situated in the heart of the bustling Town of Poulton-Le-Fylde in Lancashire.

The shop sells a wide range of gifts, pictures, mirrors, cards, furnishings, jewellery, ornaments and other products.

The Café, which is situated on the first floor, sells a range of hot and cold beverages, light snacks, breakfasts, toasties, sandwiches and hot meals.

Viewing is Highly Recommended.

Ground Floor - Shop

(approx. 432sq ft) Main Shop with concealed lighting, shelving to walls and display stand.

Stairs leading to:

First Floor – Café

Beautifully appointed Café with concealed lighting and seating for 32 diners. Kitchen Area with a range of equipment including Lincat grill, Instanta hot water dispenser, microwave, fridge-freezer x2, soup warmer, oven, sink and refrigerated display cabinet.

Ladies and Gents Toilets.



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HOURS: Café and Shop are currently open Tuesday to Saturday 10am- 4pm.

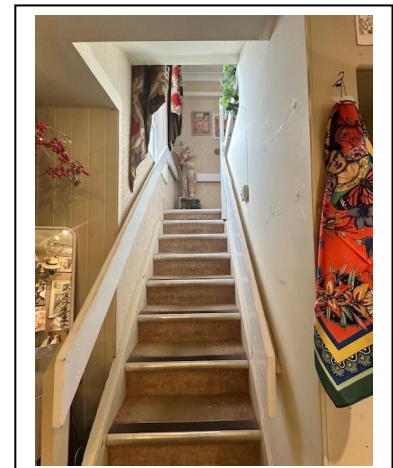
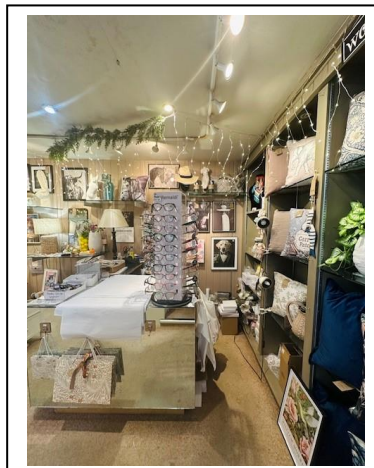
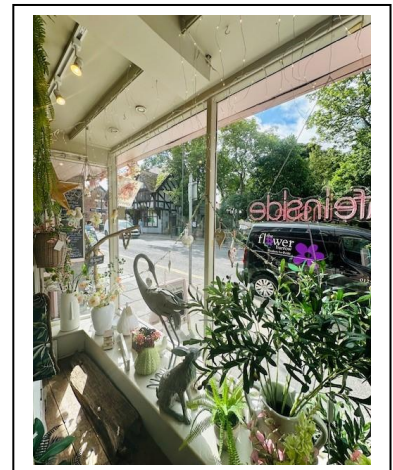
AGENTS NOTES: The premises are air conditioned.

BUSINESS: Accounts on application.

TENURE: Leasehold – we have been informed a new lease will be made available at a rent of £10,000 pa. Premises is offered with vacant possession if desired. The incoming tenant maybe responsible for the Landlord's Legal Fees in this transaction.

PRICE: £45,000 + S.A.V.

VIEWING: By appointment through Kenricks 01253 420420



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