

**50A Coronation Street  
Blackpool**

**REF: INV488M**

- \* **Investment Property Comprising Leased Café/Takeaway**
- \* **Central Blackpool**
- \* **Close to Hounds Hill Shopping Centre**
- \* **All Year-Round Trading Location**
- \* **In Good Order Throughout**
- \* **Priced to Sell**
- \* **Currently Draws £4,750 per annum**
- \* **Viewing Recommended**



**DESCRIPTION: \*\*FOR SALE BY ONLINE AUCTION\*\*** On behalf of Pattinson Auctions Kenricks are pleased to offer this Investment property comprising a Leased Café/Takeaway for sale. The property is situated within close proximity of the Hounds Hill Shopping Centre and many of Blackpool's town centre hotels.

This established business has been trading for a number of years as a café.

Viewing Recommended.

**Ground Floor (Approx. 428 sq. ft)**

Main Café with canopy frontage.

Open plan café area with laminate flooring and seating for approximately 20 diners.

Preparation area with fitted wall cupboards and counter refrigerated display cabinet, fridge and freezers.

Kitchen area with non-slip flooring and a range of equipment including griddle, microwave, Bain Marie and 5 ring cooker.

Toilet and sink.

**REF: INV488M**

**EXTERIOR:** Forecourt trading for 8 diners.

**AGENTS NOTES:** The unit is electric only. We are informed that the tenant has an arrangement with a neighbouring property regarding their water supply.

**BUSINESS:** We are informed that the café is currently let on a 5-year Full Repairing and Insuring Lease dated from 20<sup>th</sup> May 2024 and draws £4,750 per annum.

**TENURE:** Freehold

**STARTING BID:** £30,000

**VIEWING:** By appointment through Kenricks – 01253 420420.

