

**J.C. Janitorial Supplies  
282 Lytham Road  
Blackpool**

**REF: 0RL489M**

- \* **Hospitality and Janitorial Supply Provider**
- \* **Blackpool, Lancashire**
- \* **Prominent High Street Position**
- \* **Busy All Year-Round Trading Location**
- \* **Very Strong Trading Accounts**
- \* **Selling Due to Ill Health**
- \* **Priced to Lease**
- \* **Viewing Recommended**



**DESCRIPTION:** Kenricks are pleased to offer this Janitorial supply business for sale.

The substantial property occupies a prominent position on the busy Lytham Road, Blackpool, being close to Waterloo Road, Blackpool Football Club and the Prestigious Promenade.

This successful business offers hospitality and janitorial supplies and has long established trade agreements with many local hotels and businesses.

This business has been trading in this shop for 15 years so it has regular clientele in hospitality, pubs, social clubs, restaurants etc daily.

Viewing Recommended.

**Ground Floor**

Main Shop (approx. 1,223 sq. ft.) open plan with suspended ceiling and carpets.

Kitchen

WC

Storage Space (approx. 650 sq. ft.)

Rear Store (approx. 501 sq. ft.) with Roll Shutter protected entrance, which could be used as secure car parking if desired and has space for 2 motor vehicles.

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**Lower Ground Floor**

Cellar (approx. 1000 sq. ft.)

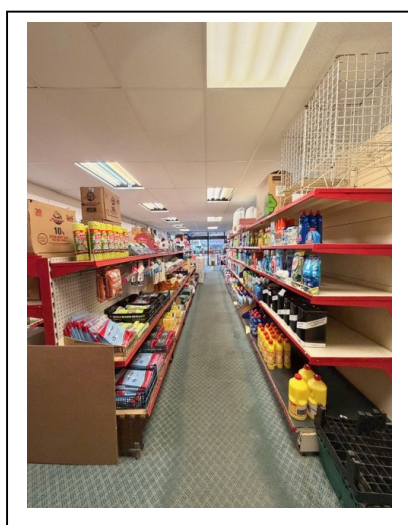
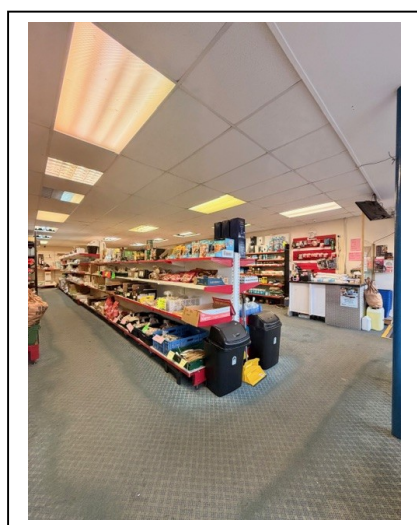
**AGENTS NOTES:** The property is protected by steel shutters to the front and has CCTV and electric heating.

**BUSINESS HOURS:** The business is currently open Monday to Saturday - 9am to 4pm. We are informed there are no restrictions on extending these hours. Accounts available on application.

**TENURE:** Leasehold – A new 5-year lease will be offered at £250 per week. The Ingoing price is inclusive of stock. The incoming tenant may be responsible for landlord's legal fees in this transaction.

**PRICE: £40,000 Ingoing**

**VIEWING: By appointment through Kenricks 01253 420 420.**



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