

**54 Talbot Road
Blackpool**

REF: 0CL512M

- * **Former Licenced Café / Restaurant**
- * **Central Blackpool**
- * **Busy All Year-Round Trading Location**
- * **Fitted Out to a High Standard**
- * **Caters for 24 Diners**
- * **Not Currently Trading**
- * **Priced to Lease**
- * **Tremendous Potential**
- * **Viewing Highly Recommended**



DESCRIPTION: Kenricks are delighted to offer this rare opportunity to lease an empty town centre catering premises.

The premises has been vacant and is no longer trading, but offers tremendous potential for various catering options such as a restaurant, takeaway, café serving hot & cold food etc.

The premises are situated in the ideal and busy trading location of Talbot Road. An area which benefits from high footfall within the town centre.

The premises have been refurbished to a high standard with high quality fittings and needs to be viewed to be fully appreciated.

Ground Floor

Stylish and contemporary Dining Area (Approx.434 sq.ft) with modern décor, concealed lighting and wood laminate flooring, velvet seating, tables and chairs for diners.

Bar with 3 integrated beer lines and a bar gun leading to a small adjoining pump room (Approx.52 sq.ft).

Fully equipped Kitchen (Approx. 355 sq.ft) with partial nonslip flooring and comprising a vast array of catering equipment.

2 x Toilets

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EXTERIOR: Shared rear access door for loading.

AGENTS NOTES: The fixtures & fittings will remain in the ownership of the Landlord.

TENURE: Leasehold - New flexible lease offered at a rent of £958 plus VAT per calendar month. The incoming tenant is required to contribute £500 towards the Landlords Legal Fees.

PRICE: No Ingoing Deposit 2 Month's Rent

VIEWING: By appointment through Kenricks 01253 420420.

