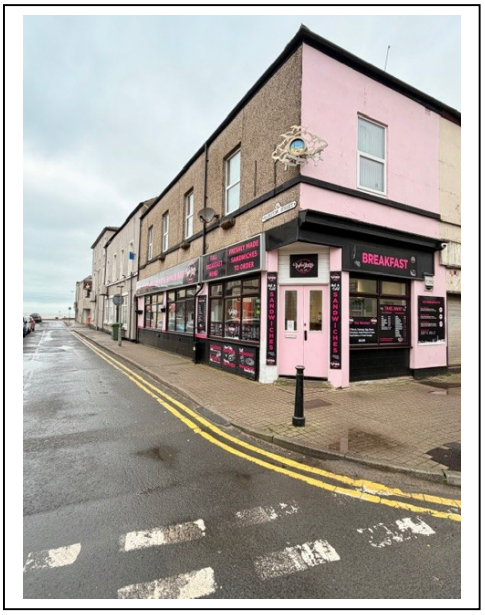
8 Bairstow Street,
Blackpool

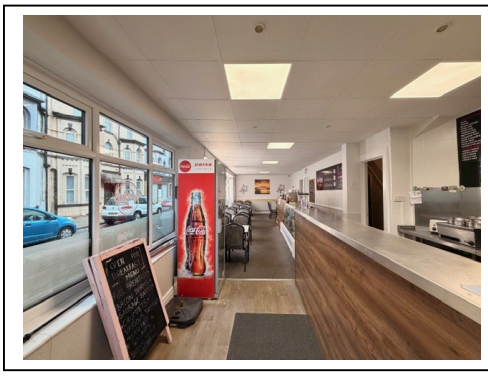


REF: 00C527M

* **Café / Takeaway Plus 4 Bedroom Apartment Above**
* **South Shore, Blackpool**
* **All Year-Round Trading Location**
* **In Lovely Order Throughout**
* **Priced to Sell**
* **Offered with Vacant Possession**
* **Tremendous Potential**
* **Viewing Highly Recommended**

DESCRIPTION: **FOR SALE BY AUCTION** On behalf of Pattinson Auctions, Kenricks are delighted to offer this well-known and popular Café / Takeaway with a 4 Bedroom Apartment Above for Sale.

This prominent 2 storey corner property comprises a café / takeaway with seating for 26 diners with a 4-bedroom apartment above.



The business sells a range of sandwiches, toasties, breakfasts, light meals, deserts and hot and cold drinks to takeaway or to eat in.

Viewing Highly Recommended

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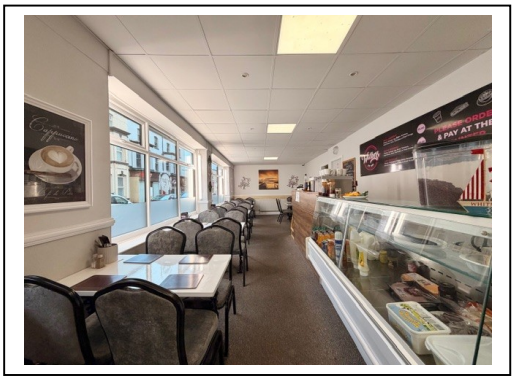
<u>Ground Floor</u> (approx. 818sq ft)

Service Area with till and card machine
Dining Area carpeted with suspended ceiling, concealed lighting and seating for 26 diners.
Preparation Area with a wide range of equipment including 2 fryers, 2 grills, Bain Marie, industrial microwave and heated cabinet.
Refrigerated counter with storage underneath.
Instanta hot beverage counter with storage underneath.
Rear Kitchen with tiled flooring and base units, shelves, stainless steel sinks, fryer and boiler.
Further Kitchen with base units, shelves, oven with griddle, fridge, freezer and fridge freezer and chest freezer
Toilet with sink.

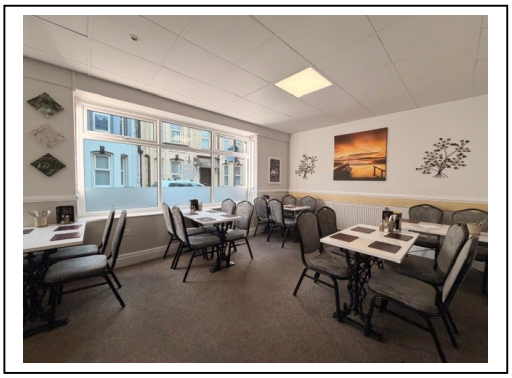


<u>Cellar</u>
Used for storage.

Stairs leading to:

<u>First Floor</u>

<u>4 Bed Apartment</u>
Lounge.
Dining Room
Fitted Kitchen
1 Double Bedroom
Bathroom with bath.
Utility Room



Stairs leading to:
3 Double Bedrooms.

<u>EXTERIOR</u>: 2 Small patio areas.

<u>AGENTS NOTES</u>: The property has gas and electric and is double glazed. The business is currently operating on a limited basis with large scope to increase trade. Sale subject to the fees, terms and conditions of Pattinsons Auctions.

<u>HOURS:</u> 9am - 2pm, 7 days a week.

<u>BUSINESS</u>: Accounts on application.

<u>TENURE</u>: Freehold.

<u>STARTING BID</u>: £135,000.

<u>VIEWING</u>: By appointment through Kenricks 01253 420420.

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