

**The Wok Inn  
118 Promenade,  
Blackpool**

**REF: 0CL562M**

- \* **Licensed Restaurant  
& 2 x Luxury Holiday Apartments Above**
- \* **Central Blackpool**
- \* **Prominent Promenade Location Opposite  
North Pier**
- \* **Busy All Year-Round Trading Location**
- \* **Substantial 3 Storey Mid Terrace Property**
- \* **Tremendous Potential**
- \* **Strong Trading Accounts**
- \* **Priced To Sell**
- \* **Viewing Highly Recommended**



**DESCRIPTION:** Kenricks are delighted to offer this highly acclaimed Licensed Restaurant & 2 Luxury Apartments Above for Leasehold Sale.

This substantial 3 storey property is situated in a prominent position on the prestigious Queens Promenade, situated opposite the Blackpool North Pier in the town centre.

The restaurant is currently serving a range of Asian Cuisines and is themed and decorated to an exceptional standard throughout.

On the first floor there is a luxury 1 Bedroom Apartment and a separate 2-bedroom staff apartment and on the second floor there is a luxury 3-bedroom apartment with a sauna. The luxury apartments have been trading as self-serviced Air B&B's.

The accounts for both the restaurant and the apartments show a fantastic revenue.

The property needs to be viewed to be fully appreciated.

Viewing Highly Recommended.

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**Ground Floor**

Main Entrance leading to:

Open Plan Restaurant / Bar with bespoke original themed decorations, tiled flooring, exposed brickwork and artwork to the walls, bench style seating, booth seating with vintage cinema seats. Feature themed bar with range of optics, pumps and fridges.

Fully Fitted Kitchen with a range of stainless-steel commercial catering equipment, cookers, surfaces and extractor fans, as well as commercial fridges, fryers, sink units and utensils to cater for all customers.

Dry Store Area.

Accessible Toilet.



Stairs to Lower Ground Floor.

Hall with staircase to first floor, accessed from rear of kitchen and from external entrance to rear of property.

**Lower Ground Floor**

Liquor Store and Pump Room.

Ladies Toilets.

Men's Toilets.

**First Floor**

Laundry Room.

**Staff Apartment comprising:**

2 x Single Bedrooms.

Bathroom with shower, toilet and sink

Kitchen with fitted wall and base units.

**Luxury Apartment comprising:**

Hall.

Double Bedroom.

Linen Cupboard.

Bathroom with 3-piece suite comprising bath with shower overhead, toilet and sink.

Open Plan Lounge / Kitchen / Diner with bay window boasting sea views, modern fitted kitchen and high-quality fixtures, fittings and furniture throughout.



Staircase leading to:

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**Second Floor**

**Luxury Apartment comprising:**

Hallway.

2 x Double Bedrooms – both En-Suite with shower, toilet and sink.

Sauna.

Double Bedroom – En-Suite with 3-piece suite comprising bath with shower overhead, toilet and sink.

Open Plan Lounge / Kitchen / Diner with bay window boasting sea views, modern fitted kitchen and high-quality fixtures, fittings and furniture throughout.

**EXTERIOR:** Outdoor Seating for restaurant to the front of the property.

**AGENTS NOTES:** The property is central heated and has 2 boilers – one for the restaurant and one for the apartments, double glazing and 3 Phase Electricity.

**BUSINESS:** Accounts on Application.

**TENURE:** Leasehold – We have been informed there is a 10-year lease in place with 2 years remaining at an annual rent of £18,000 per annum.

**PRICE:** £120,000 Ingoing.

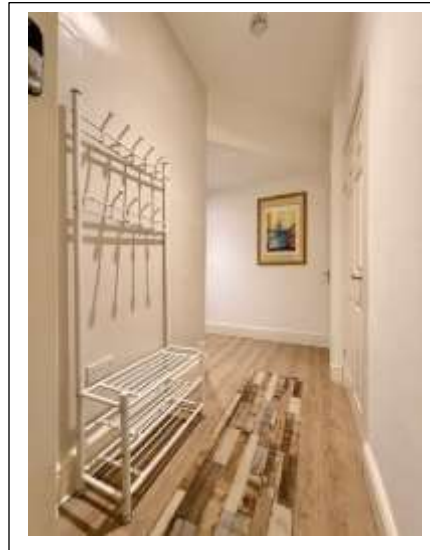
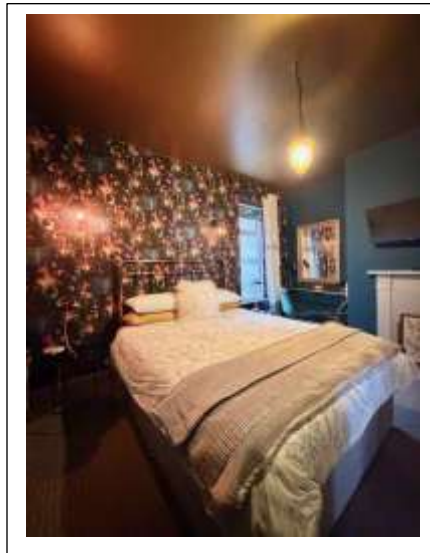
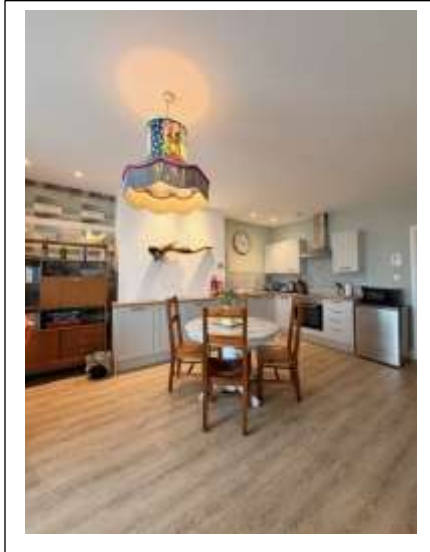
**VIEWING:** By appointment through Kenricks. 01253 420420.



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