

**266 Church Street  
Blackpool**

**REF: 0CL571M**

- \* **Catering Unit / Takeaway**
- \* **Central Blackpool**
- \* **Busy All Year Round Trading Location**
- \* **In Lovely Order Throughout**
- \* **Priced to Lease**
- \* **Fantastic Potential**
- \* **Forecourt Eating Area**
- \* **Priced to Sell**
- \* **Viewing Recommended**



**DESCRIPTION:** Kenricks are pleased to offer this long established Catering Unit / Takeaway for leasehold sale.

The premises is situated in the busy all year-round trading location of Church Street in Central Blackpool being close to local businesses such as accountants, solicitors, estate agents, insurance brokers who regularly use the business.

Viewing is Recommended.

**Ground Floor (approx. 617sq ft)**

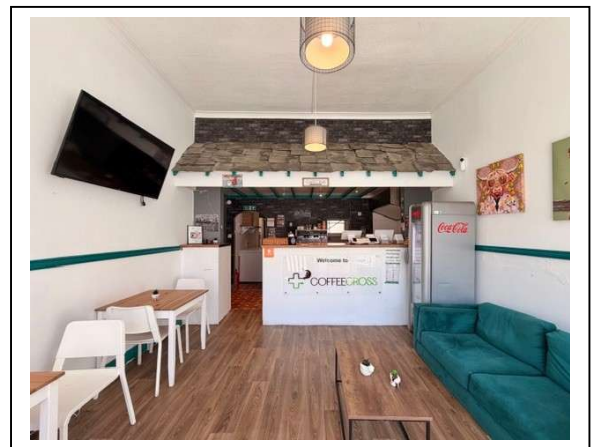
Main Entrance leading to:

Attractive Open Plan Shop with seating for diners, counter, fridge, coffee machine, electronic till, laminate flooring and feature canopy.

Kitchen with a range of equipment including griddle, electric hob, Bain Marie, microwave and pie warmer.

Preparation Area with chest freezer, stainless steel sinks and shelving.

Toilet and wash basin.



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**EXTERIOR:** Yard to the rear. Forecourt for outdoor trading.

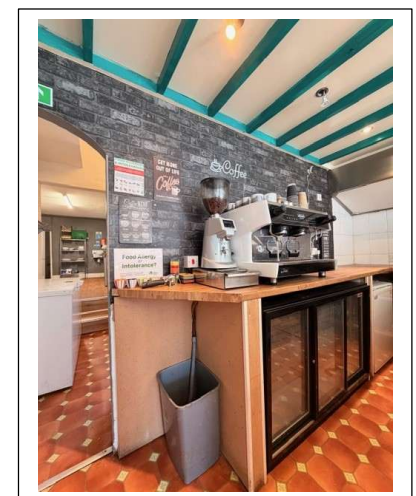
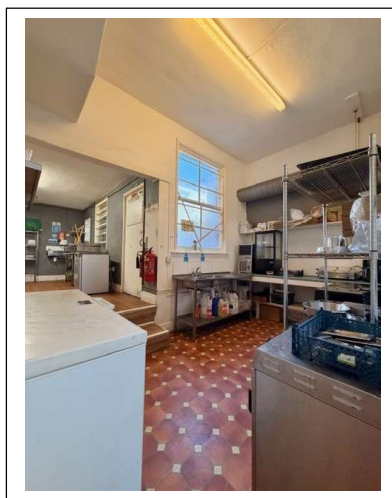
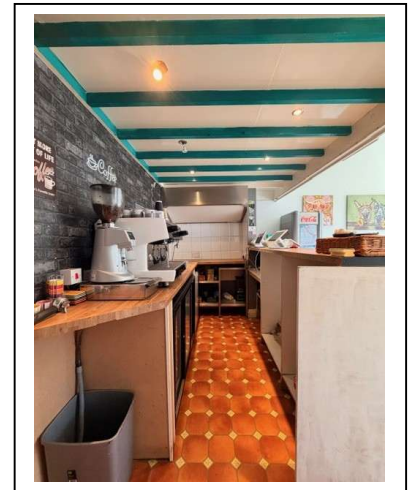
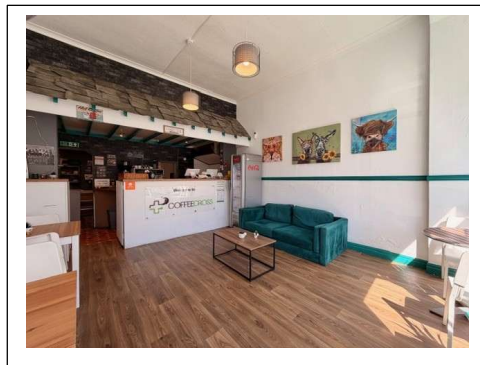
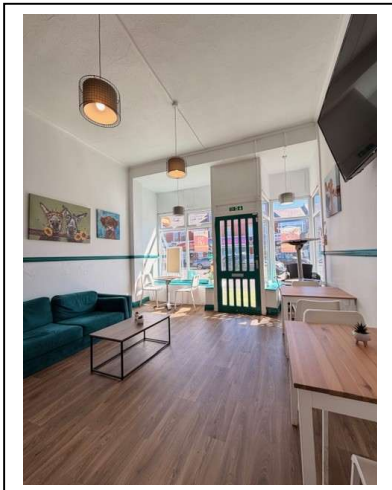
**AGENTS NOTES:** The premises is double glazed and is electric only.

**TENURE:** Leasehold – There is a new flexible lease offered at an annual rent of £6,000.

The Incoming Tenant may be responsible for the Landlord's Legal Fees in this transaction.

**PRICE:** £5,000 Ingoing.

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



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