

**Crumbs Sandwich Shop
93 Holmfield Road
Blackpool**

REF: 0CL589M

- * **Well Known Sandwich Shop/Takeaway**
- * **North Shore, Blackpool**
- * **Busy All Year Round Trading Location**
- * **In Lovely Order Throughout**
- * **Low Rent**
- * **Strong Trading Accounts**
- * **Potential to Increase Trade**
- * **Forecourt Eating Area**
- * **Priced to Sell**
- * **Viewing Recommended**



DESCRIPTION: Kenricks are delighted to offer this well known and popular sandwich shop for sale.

The successful business is situated in the busy all year round trading location of Holmfield Road in North Shore, Blackpool being close to the sea front and holiday trade.

The sandwich shop sells a range of breakfasts, sandwiches, salad boxes, jacket potatoes, snacks and homemade cakes.

Ground Floor (approx. 408 sq ft)

Main Entrance leading to:

Attractive open plan shop/waiting area (approx. 315 sq ft) with seating and drinks fridge.

Open plan serving area with serve over counter, microwave, griddle, bain marie, water boiler, soup urn, toaster and pie warmer.

Kitchen (approx. 78 sq ft) preparation area with electric oven and hob, fridges and freezer.

Toilet and wash basin.

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EXTERIOR: Forecourt with limited seating for diners.

AGENTS NOTES: Electric only. An inventory will be provided.

BUSINESS: Accounts on application.

HOURS: Monday to Friday 8am to 2.30pm.

TENURE: Leasehold. We are informed a new lease will be made available. We understand the current rent is £85.00 per week. The Incoming Tenant may be responsible for the Landlord's Legal Fees in this transaction.

PRICE: Offers Over £45,000 Ingoing

VIEWING: By appointment through Kenricks 01253 420420.

