92a, 94a, 96a, 96b Coronation Street
& 38a Hornby Road
Blackpool

REF: INV570M



*** Investment Property Comprising Leased Sandwich Shop, 3 x Empty Retail Units and Empty Bar /Catering Unit.**
*** Central Blackpool**
*** Busy All Year-Round Trading Location**
*** Substantial Listing of 5 Adjoined Units Including Corner Unit with Outside Trading**
*** Potential Total Annual Income £35,000**
*** Suitable for a Number of Uses Subject to Planning Permission**
*** Priced to Sell**
*** Viewing Highly Recommended**

DESCRIPTION: Kenricks are delighted to offer this Investment Property for Sale.

This substantial listing comprises a leased sandwich shop, 3 x empty retail units and an empty bar / catering unit. All the properties are adjoined, and the bar is a corner property with fenced off outdoor trading / seating area.

The properties are situated in the all year-round trading location of Coronation Street and Hornby Road in Blackpool Town Centre and offer tremendous potential.

Viewing is Highly Recommended.

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92a Coronation Street (Approx. 521.09 sq. ft.)
Main Entrance leading to:
Main Shop (Approx. 234 sq. ft.) with L-shape refrigerated display counter, PVC cladding to the walls and vinyl flooring.
Steps Leading up to:
Elevated Kitchen (Approx. 141.98 sq. ft.) to the rear of the shop with a range of commercial catering equipment and utensils.
Rear Store Area (Approx 119.61 sq. ft.) with fridges
Toilet



94a Coronation Street (Approx. 464.80 sq. ft.)
Main Entrance Leading to:
Main Shop (Approx. 363 sq. ft.) with counter, laminate flooring and wooden cladding to the ceiling.
Steps to Elevated Rear Retail Area (Approx. 76 sq. ft.)
Toilet



96a Coronation Street (Approx. 661.33 sq. ft.)
Main Entrance leading to:
Main Shop (Approx 222.7 sq. ft.) with PVC cladded ceiling.
Rear Retail Area (Approx. 177.17 sq. ft.) with laminate flooring.
Kitchenette Area (Approx. 28 sq. ft.) with sink unit
Toilet
Rear Retail / Store Area to the left (Approx 99.89 sq. ft.)
Rear Retail / Store Area to the right (Approx 112.89 sq. ft.)



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96b Coronation Street (Approx. 1125.25 sq. ft.)
Main Entrance leading to:
Main Bar / Seating Area (Approx 777.15 sq. ft.) with bar with range of optics and pumps, booth style leather padded seating and tables and chairs.
Hallway (Approx. 111 sq. ft.) leading to:
Men's Toilet
Women's Toilet
Kitchen (Approx. 132 sq. ft.) with a range of stainless steel catering equipment.

EXTERIOR: 96b has a fenced outdoor area at the side of the property for outdoor dining with tables and chairs.



38a Hornby Road (Approx. 425.8 sq. ft. Currently Accessed by 96b Coronation Street and has Street Access).
Currently Accessed by Hallway of 96b Coronation Street but also has Street access from Hornby Road.
Main Shop (Approx. 463.7 sq. ft.) this retail unit needs some cosmetic renovation.

AGENTS NOTES: The properties have double glazing and are electric only.

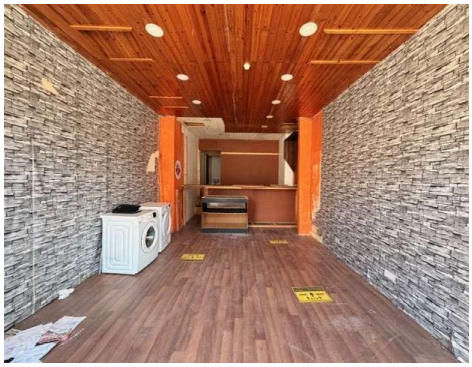
BUSINESS: We have been informed that 92a Coronation Street is currently leased at a rent of £5,760 per annum. 94a when let could draw £6,000 pa, 96a could draw £7,000 pa, 96b could draw £12,000 pa, 38a Hornby Road could draw £3,600 pa. A total potential annual income of £35,000

TENURE: Freehold.

PRICE: £170,000

VIEWING: By appointment through Kenricks 01253 420420

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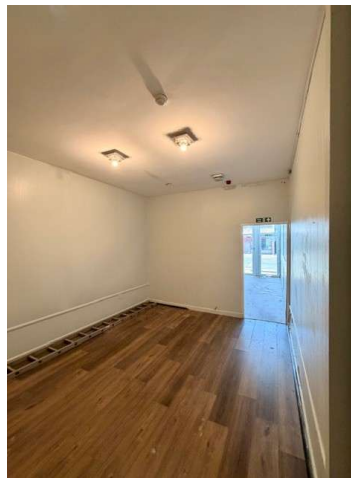


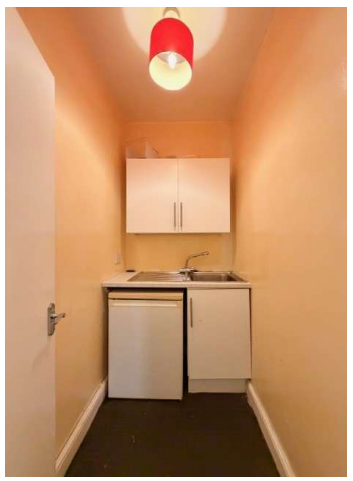












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