

**Costellos Sandwich Bar
27b Victoria Road East
Cleveleys**

REF: 0CL598M

- * **RETIREMENT SALE**
- * **Well Known Sandwich Shop/Takeaway**
- * **Cleveleys**
- * **Very Busy All Year Round Trading Location**
- * **In Lovely Order Throughout**
- * **Low Rent**
- * **Excellent Trading Accounts**
- * **5* Hygiene Rating**
- * **Potential to Increase Trade**
- * **Forecourt Eating Area**
- * **Priced to Sell**
- * **Viewing Recommended**

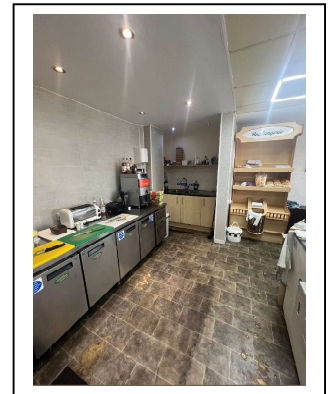


DESCRIPTION: Kenricks are delighted to offer this well known and popular sandwich bar for sale.

The successful business is situated in the very busy all year round trading location of Victoria Road East in Cleveleys, being close to estate agents, a security company, opticians and various salons which bring regular trade.

The business has been in the same ownership for 14 years with a consistent 5* hygiene rating throughout ownership.

The sandwich bar sells breakfasts, hot and cold sandwiches, Jacket Spuds, Toasties, Paninis, Wraps, Hot and cold drinks and much more.



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Ground Floor

UPVC grey shopfront.

Main Entrance leading to:

Attractive open plan shop/waiting area (approx.334 sq ft) with concealed lighting and seating for 4/6 customers, drinks chiller.

Open plan serving bar with display fridge, serve over chilled counter, under counter freezer, toaster, bean to cup coffee machine, twin deep fat fryer, microwave, electric griddle and hot buffet warmer.

Twin sink with drainer and under sink hot water heater.

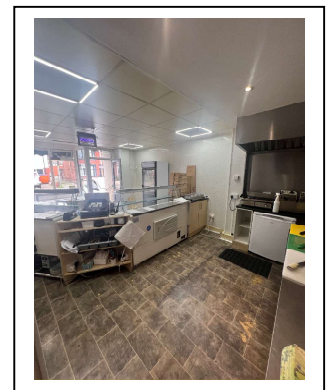
French style bread stand.

Commercial extractor fan.

Electric till.

Electric Insect Zapper.

Hand wash basin.



EXTERIOR: Garage used as storage (approx. 173 sq ft) with 1 standard freezer and 1 chest freezer. Forecourt with seating for 12 diners. Private entry to small alley leading to brick built outhouse that contains 2 staff toilets.

AGENTS NOTES: Electric only. A full inventory will be provided. The business owner informs us that all currently used equipment is included in the sale and is owned outright. The business is currently being run on a lifestyle basis with large scope to increase trade.

BUSINESS: Accounts on application.

HOURS: Monday to Friday 7.30am to 13.30pm.

TENURE: Leasehold - We are informed there is 3 years remaining on a 5 year renewable lease at a rent of £100 per week. The Incoming Tenant may be responsible for the Landlord's Legal Fees in this transaction.

PRICE: £60,000 Ingoing

VIEWING: By appointment through Kenricks 01253 420420.

