

**285a Whitegate Drive
Blackpool**

REF: 0CL602M

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



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

The fully equipped premises is situated in the busy all year-round trading location of Whitegate Drive in Central Blackpool being close to shops and local businesses.

The business has recently been renovated to an extremely high standard.

Viewing is Highly Recommended.

Ground Floor (approx. 376sq ft)

Main Entrance leading to:

Attractive, Modern Open Plan Shop with seating for diners, counter, fridge, chest freezer, electronic till, 3 Plasma TVs and wood laminate flooring.

Kitchen / Preparation Area with a range of equipment including griddle, electric hob and microwave.

Rear External Storage Area with 2 fridges, stainless steel sinks and shelving.

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EXTERIOR: Yard to the rear. Small outhouse comprising washroom and additional storage. Forecourt for outdoor trading.

AGENTS NOTES: The premises is double glazed and has gas and electric supply. The vendor owns all of the inventory outright.

OPENING HOURS: Weekdays 4pm – 11pm Weekends 4pm – 1am
We are informed that the licence will allow trading between 7am and 2am

TENURE: Leasehold – There are 6 years remaining on a renewable lease at an annual rent of £6,000.
The Incoming Tenant may be responsible for the Landlord's Legal Fees in this transaction.

PRICE: £34,500 Ingoing

VIEWING: By appointment through Kenricks 01253 420 420

