

**Merry Cat Fish and Chip Shop  
39 Layton Road  
Layton  
Blackpool**

**REF: 0CL625M**

- \* **Fish and Chip Shop**
- \* **Layton, Blackpool**
- \* **Prominent Corner Position**
- \* **Busy All Year Round Trading Location**
- \* **Established Business**
- \* **Competitive Rent**
- \* **Turnkey Business**
- \* **Parking to the Front & Side**
- \* **In Excellent Order Throughout**
- \* **Priced to Lease**
- \* **Viewing Highly Recommended**



**DESCRIPTION:** Kenricks are delighted to offer this well known and popular former Fish and Chip Shop for lease.

The premises recently operated as a fish and chip shop and is offered fully equipped and ready to commence trading immediately. It is situated in the busy all year round trading location of Layton Road in Layton Blackpool.

**Ground Floor (approx. 712 sq ft)**

Main Entrance leading to:

Fish and Chip Shop (approx. 321sq ft) with servery counter and a range of equipment including a 3 pan Mallinson Gas Range, Bain Marie, electric till and microwave.

The area is fitted with PVC wipe down walls and ceiling and low maintenance tiled flooring.

Utility Area (approx. 73 sq. ft) with chest freezers.

Fitted Kitchen (approx. 144 sq. ft) with a range of equipment including fish fridge, fridges, microwave, shelving to walls and integral gas hob.

Rear Storage Area (approx. 82 sq. ft) used for storage.

Toilet.

Covered Lean-To (approx. 92sq ft) with chipper and rumbler.

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**EXTERIOR:** Forecourt with potential for cater for 8 diners. Shared Yard to the rear with double gates. Car parking to the front and side of the shop.

**AGENTS NOTES:** The property has gas and electric, CCTV and an alarm, a full inventory will be provided. The Landlord is willing to remove items from the inventory to facilitate a lower deposit. The inventory remains in the ownership of the landlord.

**TENURE:** Leasehold – New flexible lease offered at a rent of £13,000 per annum.

**PRICE:** No Ingoing £10,000 Deposit

**VIEWING:** By appointment through Kenricks 01253 420420.

