

**Good Butty and Deli
8 Blackpool Road
Carleton
Poulton Le-Fylde**

REF: 0CL630M

- * **Sandwich Shop**
- * **Carlton, Poulton Le-Fylde**
- * **Busy All Year-Round Trading Location**
- * **In Lovely Order Throughout**
- * **Strong Trading Accounts**
- * **Forecourt**
- * **Includes Let Lock Up Unit**
- * **Low Rent**
- * **Priced to Lease**
- * **Viewing Recommended**



DESCRIPTION: Kenricks are pleased to offer this well-known and popular Sandwich Shop plus Let Lock Up Unit for Lease.

The business is situated in the busy all year-round trading location of Blackpool Road in Carleton, Poulton Le-Fylde.

The Sandwich Shop sells a range of breakfasts, toasted sandwiches, barmes, jacket potatoes, salad boxes and cakes and drinks.

The business currently operates midweek only with scope to increase revenue by opening on weekends.

The Lock up unit is currently let at a rent of £90 per calendar month.

Viewing Recommended.

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Ground Floor

Main Shop (approx. 296 sq. ft.) With non-slip flooring, a servery counter with integrated double refrigerated display cabinets.

Preparation Area with range of equipment including fridge, freezer, microwave, electric oven, grill.

WC.

EXTERIOR: Forecourt.

HOURS: Monday to Friday 9am - 2pm

BUSINESS: Accounts on application.

AGENTS NOTES: An inventory will be provided prior to completion. The entire inventory will be included in the sale other than the servery counter which is rented at a cost of £25 per week (which includes maintenance/parts/labour) and is easily transferable to the purchaser. We are informed the currently let lock up unit could be made vacant if the purchaser requires additional space and that a new heat pump and 2 radiators have been installed. Electric only.

TENURE: Leasehold – The remainder of a 6 year lease which commenced in October 2024 at a rent of £564 per calendar month (this includes a £27 pcm. contribution towards the landlords building insurance)

PRICE: £17,500 Ingoing. Plus Landlords Legal Fees.

VIEWING: By appointment through Kenricks 01253 420420

