

**Unit 4
Station View
Blackpool**

REF: 0CL635M

- * **Fully Fitted Takeaway Business**
- * **Central Blackpool**
- * **Situated in a High Footfall Location**
- * **Adjacent to Blackpool North Train Station And Tram Terminal**
- * **Fitted Out to an Extremely High Standard**
- * **Water Rates are Included in the Rent.**
- * **Priced to Lease**
- * **Excellent Online Ratings**
- * **Tremendous Potential**
- * **Viewing Highly Recommended**



DESCRIPTION: Kenricks are delighted to offer this rare opportunity to lease a fully equipped town centre catering premises.

The business has been trading for 11 months and offers tremendous potential for various catering options.

The premises are situated in the ideal and incredibly busy trading location of Station View; an area which benefits from high footfall from patrons utilising the Blackpool North Train Station and Tram Terminal.

The premises is currently trading as a popular and highly rated pizza / kebab takeaway and has an established clientele and reputation as well as benefitting from the daily fresh footfall.

The premises have been refurbished to an extremely high standard with high-quality fixtures and fittings throughout and needs to be viewed to be fully appreciated.

Viewing Highly Recommended.

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Ground Floor

Stylish and contemporary Waiting Area (Approx.322 sq.ft) with modern décor, feature refrigerated counter with wooden panelling effect to the front and neon lighting, concealed lighting to the ceiling and linoleum nonslip flooring with 4 stools for diners. The area behind the counter contains a range of stainless-steel cooking equipment and has additional preparation space, as well as built in cupboards. Equipped Kitchen (Approx. 87 sq.ft) with linoleum nonslip flooring and comprising a vast array of catering equipment.

EXTERIOR: Shared forecourt access for loading.

AGENTS NOTES: There is no gas supply to the premises, electric only. Water rates are included in the rent. The business is offered fully equipped and an inventory and evidence of business income will be provided to interested parties following a viewing. The premises is leased directly from Blackpool Council and we are informed a shared toilet utilised only by businesses will be made available.

TENURE: Leasehold – The remainder of a 4-year lease, signed in October 2025, offered at a rent of £789 inc. VAT per calendar month. The incoming tenant maybe responsible for the Landlords Legal Fees.

PRICE: Ingoing £45,000

VIEWING: By appointment through Kenricks 01253 420420.



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