

FOR RENT

FISH AND CHIP SHOP BUSINESS
127 WHITEGATE DRIVE
BLACKPOOL
LANCASHIRE
FY3 9BU

- TRADITIONAL FISH & CHIP SHOP BUSINESS FOR SALE
- INGOING: £13,500 - **REDUCED FOR QUICK SALE!**
- LOCATED ON MAIN ARTERIAL ROUTE
- GOOD ALL YEAR ROUND TRADING LOCATION
- BUSINESS RATE RELIEF AVAILABLE TO QUALIFYING TENANTS

RENT : £18,200 PER ANNUM EXCLUSIVE

INGOING £13,500 (NO OFFERS) – **REDUCED!**



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

“OUR WEE CHIPPY”, WHITEGATE DRIVE

DESCRIPTION

Duxburys Commercial are delighted to offer for sale this traditional fish and chip shop business. It occupies a highly visible corner location on Whitegate Drive which is one of the main routes into the centre of Blackpool. The business also benefits from the dense surrounding residential areas which provide strong all year round trade. There is some scope to increase revenue by broadening the menu and additional advertising.

ACCOMMODATION

GIA: Approx. 405 sq. ft.
Staff WC

BUSINESS

Fully equipped chip shop operation including fryers, microwaves, serving /display counters and associated machinery and utensils.
The business currently trades lunch time and evenings 6 days per week.
Accounts will be made available following a viewing subject to vendors consent.

LEASE DETAILS

The assignment of an existing three year lease dated 15th February 2017. A new lease may be available subject to status.

The incoming tenant is to be responsible for the landlords legal fees incurred in this transaction.

BUSINESS RATES

Rateable value £3350 (taken from VOA website 2018)
100% small business rate relief may apply subject to tenant status.

VAT

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts.



Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
 - (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case s Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
 - (3) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
 - (4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.
- Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.