

TO LET

HOT FOOD TAKEAWAY & FLAT
62 ST ANNES ROAD
SOUTH SHORE
BLACKPOOL
FY4 2AS

- FAST FOOD TAKEAWAY
- FULLY EQUIPPED
- SELF-CONTAINED FLAT ABOVE
- MAY CONSIDER FREEHOLD SALE
- VIEWING RECOMMENDED

RENT: £12,950 + £10,000 DEPOSIT



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ST ANNES ROAD BLACKPOOL

DESCRIPTION

Double fronted fully equipped modern fast Food Takeaway with a self-contained flat above. The business is not trading but the takeaway remains fully equipped having previously been a fried chicken unit. The landlords are looking at a rent of £12,950 pa. May consider freehold sale.

LOCATION

On the Easterly frontage of St Annes Road close to secondary school and opposite South Shore fire station.

ACCOMMODATION

GROUND FLOOR

Takeaway and seating area with 2 fixed tables for 4 and fitted counter; open plan kitchen area with stainless steel extraction; prep area and pot wash with double bowl stainless steel sink unit, walk in chiller; wc

FIRST FLOOR

Lounge; bedroom; kitchen; shower and wc

SECOND FLOOR

2 attic bedrooms;

EXTERIOR

Rear yard and access to flat with covered entrance.

SERVICES

All mains services connected.

EPC

EPC rating C

BUSINESS

The inventory remains the landlords including Henny Penny hot chicken display, chip scuttle, double deep fat fryer, 2 deep fry chicken machines (Fastron Henny Penny), chicken prep bench, 2 deck pizza oven, 2 ring hob, drinks display fridge, chest freezer, 4 pan Baine Marie, till, illuminated menu board, etc.

RATES

2017 RV: £3,800

TENURE/LEGAL FESS

Leasehold. New Full Repairing & Insuring lease, The incoming tenant is to be responsible for the landlords legal fees incurred in the transaction.

VAT

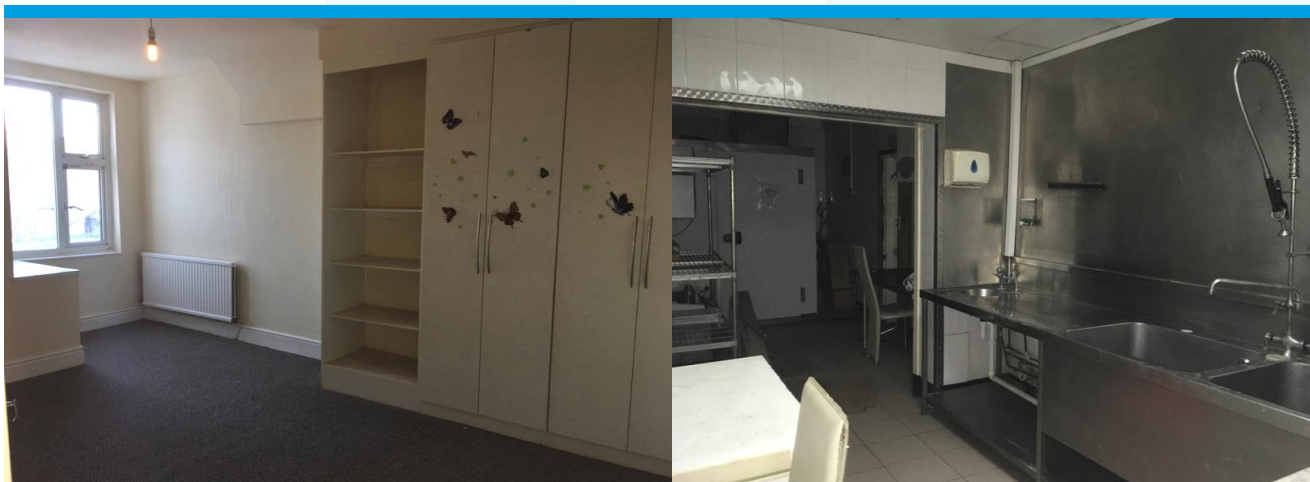
All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

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