

**Sam Clegg Butchers
13 Ball Street
Poulton Le Fylde**

REF: ORL268L

- * **Butchers**
- * **Town Centre, Poulton Le Fylde**
- * **Busy all Year-Round Trading Location**
- * **Established Business**
- * **Strong Trading Accounts**
- * **Viewing Recommended**



DESCRIPTION: Kenricks are delighted to offer this well-known and popular butchers for Sale.

This business is situated in the busy all year-round trading location of Ball Street in the heart of the desirable Town of Poulton Le Fylde.

Viewing is highly recommended

Ground Floor (approx.554 sq. ft.)

Main Shop with Italian marble flooring and air conditioning.

The butchers have a range of equipment including a Window Bed refrigerated display cabinet, walk in chiller, 2 refrigerated display cabinets, 2 freezers, auto slicer, Commercial meat mincer, vacuum pack machine, stainless steel tops, Commercial scales and till.

Toilet

AGENTS NOTES: The premises are air conditioned.

HOURS: Monday, Tuesday, Wednesday and Saturday 8am to 4.30pm Thursday and Friday 8am to 5pm.

BUSINESS: Accounts on application. We are informed turnover is in excess of £260,000 pa

TENURE: Leasehold – We are informed there is a 7-year renewable lease from February 2013 at a Rent £1,500 pcm

LEASEHOLD PRICE: £49,950

VIEWING: By appointment through Kenricks