

REF: 00C269L

21 Station Road,
Blackpool

- * **Catering Unit with Substantial Accommodation Above**
- * **South Shore, Blackpool**
- * **Close to Promenade and Pleasure Beach**
- * **Priced to Sell**
- * **Offered with Leased Tenant or Vacant Possession**
- * **Viewing Recommended**

DESCRIPTION: * AUCTION SALE *****

On behalf of Pattinson Auctions, Kenricks are pleased to offer this substantial South Shore property for Sale.

The premises are currently trading as an Indian Takeaway with a substantial 3 Bedroom Apartment above.

We have been informed that the premises will be offered either vacant or with a leased tenant paying £12,000 pa. The tenant has been in situ for the past 8 years but has agreed to vacate if the new owner desires.



Ground Floor

Main Takeaway Area (approx. 527 sq. ft) with seating for approx. 26 diners.

Toilet

Kitchen Area (approx. 374 sq. ft) with tiled flooring

Lower Ground Floor

Cellar Area.

First Floor

Lounge

Kitchen Diner

Bedroom

Shower and toilet

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Second Floor

2 Double Bedrooms
Shower and Toilet
Storage area

EXTERIOR: Out house to the rear which is used for storage. Garage

BUSINESS: We have been informed that the same tenant has been trading from the premises for the past 8 years. He is prepared to take a new Lease at a rent of £12,000 pa, alternatively is happy to vacate the premises if required.

AGENTS NOTES: Sale subject to the fees, terms and conditions of Pattinson Auctions.

TENURE: Freehold

STARTING BID: £87,500

VIEWING: By appointment through Kenricks