

**Tasty Bites
473 St Annes Road
Blackpool**

REF: 0CL377L

- * **Sandwich Shop**
- * **South Shore, Blackpool**
- * **All Year-Round Trading Location**
- * **Strong Trading Accounts**
- * **Delivery Service**
- * **Situated in a Row of Shops**
- * **Forecourt Trading**
- * **Recently Refurbished Throughout**
- * **Excellent Potential to Increase Trade**
- * **Low Rent**
- * **Viewing Recommended**



DESCRIPTION: Kenricks are pleased to offer this well-known and popular Sandwich Shop for Sale.

The business is situated in the busy all year-round trading location of St Annes Road, South Shore, Blackpool.

The Sandwich Shop sells a range of breakfasts, sandwiches, toasties, salad boxes and hot and cold drinks and also offers a delivery service to local business's on the nearby Blackpool Business Park.

The premises have recently undergone an extensive refurbishment throughout with new ceiling, new cladding, new fitted kitchen units, flooring, and a range of recently purchased modern catering equipment.

Ground Floor

Main Shop (approx. 288 sq. ft.) With wood effect non-slip flooring, breakfast bar, and display stands.

Preparation area - with a servery counter. Range of equipment including 2 fridges, extraction unit, microwave, double gas cooker, potato fryer x 2, oven, toaster, refrigerated display cabinet, griddle, coffee machine and hotplate.

Storeroom - with fridge and freezer.

Toilet plus sink.

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EXTERIOR: Forecourt with seating for customers.

HOURS: Monday to Friday 8am – 2pm. Saturday 8.30am – 2pm.

BUSINESS: Management accounts are available which we are informed will show a turnover in the region of £3,000 to £3,500 per week

TENURE: Leasehold - We are informed there is a 3-year renewable lease from October 2019 at a rent of £85.00 per week.

PRICE: £24,950 plus Landlords Legal Fees.

VIEWING: By appointment through Kenricks.

