

**Spearman's Butchers
113 – 115 Central Drive
Blackpool**

REF: ORL505L

- * **Butchers with 2 Bed Apartment**
- * **Central Blackpool**
- * **Substantial 3 Storey Property**
- * **Busy All Year-Round Trading Location**
- * **Established Business Since 1942**
- * **Strong Trading Accounts**
- * **Priced to Sell or Lease**
- * **Retirement Sale**
- * **Viewing Recommended**

DESCRIPTION: Kenricks are delighted to offer this well-known and popular Butchers with 2 Bedroom Apartment for Sale or Lease.



The business is situated in the busy all year round trading location of Central Drive in the centre of Blackpool.

We have been informed Spearman's Butchers have been trading since 1942 and have been in the hands of our client for the past 33 years.

The shop sells a range of meats including, bacon, beef, chicken, sausages, burgers and lamb. They supply the public and deliver to the many local catering business in the area.

Viewing is highly recommended

Ground Floor (approx.542 sq. ft.)

Main Shop with tiled flooring, suspended ceiling and air conditioning.

The Butchers have a range of equipment including a window bed refrigerated display cabinet, double refrigerated display cabinets, 3 door commercial fridge, meat slicers x 2, hot display stand, refrigerated display fridges and a commercial oven.

Preparation area approx. (134 sq. ft) with worktops, sink, band saw, vacuum packer and pie blocker.

Walk in fridge/chiller (approx. 137 sq. ft)

Lower Ground Floor

Cellar area used for storage with tiled flooring, a walk-in freezer, mincer x 2, sausage filler and mixer.

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Internal Staircase Leading to Private Accommodation

First Floor – Private Accommodation

Lounge (approx. 270 sq. ft)

Fitted kitchen (approx. 249 sq. ft) with fitted wall and base units

Office area (approx. 92 sq. ft)

Bathroom comprising 4-piece suite with wash basin, bidet, bath and toilet.

Toilet

Second Floor

Master Bedroom (approx. 191 sq. ft) with built in robes

Double Bedroom (approx. 170 sq. ft)

EXTERIOR: Yard to the rear.

AGENTS NOTES: The premises are double glazed and centrally heated. The shop is air conditioned. The private accommodation is not currently used as living accommodation by our client and does need attention.

HOURS: Monday – Saturday 7am – 3.30pm

BUSINESS: Accounts on application. We are informed the turnover is in excess of £210,000

TENURE: Freehold or Leasehold – New flexible lease offered at a rent of £9,000 pa

LEASEHOLD PRICE: £45,000

FREEHOLD PRICE: £145,000

VIEWING: By appointment through Kenricks

