

**Tuck Inn Café & Card Shop
122-124 Edgerton Road
Blackpool**

REF: 00C604L

- * **Café & Card Shop with
3-4 Bed Apartment**
- * **North Shore, Blackpool**
- * **Prominent Corner Position**
- * **All Year-Round Trading Location**
- * **Priced to Sell**
- * **Tremendous Potential**
- * **Apartment in Lovely Order**
- * **Forecourt Car Parking for 3-4
Motor Vehicles**
- * **Viewing Recommended**



DESCRIPTION: * FOR SALE BY AUCTION ***** On behalf of Pattinsons Auctions, Kenricks are pleased to offer this well-known and popular Café/Card and Apartment for Sale.

This prominent treble fronted corner property is situated in a densely populated residential location of Edgerton Road in North Shore, Blackpool

We have been informed our client has greatly reduced trading since June 2020 But the premises is fully equipped and ready for re-opening.

Viewing highly recommended.

Ground Floor (approx. 920 sq. ft)

Main Cafe Open plan dining area leading to:

Fitted Kitchen with a range of equipment including extraction unit, chest freezers. Hot eater dispenser, cooker, microwave, griddle, and non-slip flooring.

Card Shop with wood effect flooring

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First Floor Private Accommodation

Lounge with wood effect flooring and concealed lighting
Dining Room with wood effect flooring and concealed lighting
Fitted Kitchen with wall and base units
Master Bedroom
Utility Room
Bathroom comprising 4-piece suite with bath, shower, toilet and wash basin.

Second Floor

2 Double Bedrooms with Velux windows

AGENTS NOTES: The property is double glazed and is central heated.
Sale subject to the fees, terms and conditions of Pattinsons Auctions.

EXTERIOR: Forecourt to the front providing car parking for 3-4 motor vehicles
Yard to the rear

BUSINESS: We are informed the business is still trading on a limited basis,
due to the poor health of our client.

TENURE: Freehold.

STARTING BID: £115,000

VIEWING: By appointment through Kenricks.

WE CAN ASSIST IN ARRANGING FOR THE PURCHASE OF YOUR NEW BUSINESS.

