

Cleveleys Sandwich Bar & Deli
7 Nutter Road
Cleveleys

REF: OCL462M

- * **Sandwich Bar & Deli Café / Shop**
- * **Cleveleys, Lancashire**
- * **Superb All Year-Round Trading Location**
- * **In Good Order Throughout**
- * **Priced to Sell**
- * **Forecourt Trading**
- * **Viewing Recommended**

DESCRIPTION: Kenricks are delighted to offer this well-known and popular sandwich café / shop for Lease, which is situated in the heart of the vibrant Town Centre of Cleveleys.



Ground Floor (approx. 574 sq. ft)

Contemporary sandwich shop with suspended ceiling & concealed lighting, ceramic floor tiles.

Seating for 14 diners.

Servery Counter with fridge.

Storage leading to:

Preparation Area/Kitchen with a range of equipment including stainless steel base units, double sink, microwave, electric cooker and large fridge and chest freezer.

EXTERIOR: Forecourt trading with seating available for 6 diners. Yard to the rear with generous storage cupboard and external WC.

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TENURE: Leasehold - New flexible lease offered at a rent of £7400 per annum. The incoming tenant maybe responsible for the Landlords Legal Fees in this transaction.

PRICE: £15,000 Ingoing

VIEWING: By appointment through Kenricks 01253 420420

