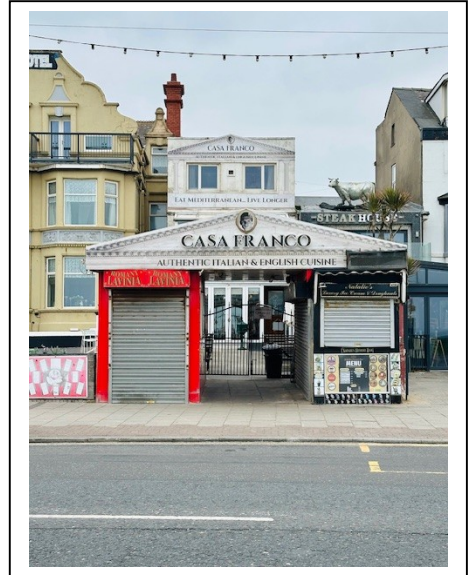


**Casa Franco
461 Promenade
Blackpool**

REF: 00C471M

- * **Renaissance Style, Licenced Restaurant with Substantial Private Accommodation plus 2 Separate Tenanted Units**
- * **50 Covers with Forecourt Seating for 60**
- * **South Shore, Blackpool**
- * **Superb Promenade Location**
- * **Close to Pleasure Beach, Entertainments and Amenities**
- * **Family Business Established 1985**
- * **In Lovely Order Throughout**
- * **Accounts Available**
- * **Units Generate an Additional Income of £30,000 per annum**
- * **Viewing Highly Recommended**



DESCRIPTION: **FOR SALE BY AUCTION** On behalf of Pattinson Auctions, Kenricks are delighted to offer a rare opportunity to purchase this fabulous Renaissance style sea front property on the Vibrant South Promenade, comprising of licensed restaurant with a separate self-contained apartment, forecourt with seating and 2 tenanted units.

This substantial 3 storey property is situated on Blackpool's busy South Promenade within close proximity to the Pleasure Beach, entertainments and amenities.

The family run business is currently trading as a licenced Italian restaurant, originally established in 1985 and operating on a seasonal basis. The restaurant has 50 covers with additional forecourt seating for 60 covers.

There are 2 separate detached units on the forecourt which generate an income of £30,000 per annum

Viewing is highly recommended.

REF: 00C471M

Ground Floor

Entrance leading to:

Main Restaurant. Fabulous open plan feature Dining Room with Bar and separate seating area. The Bar has a range of pumps and optics.

Toilet.

Kitchen with a full range of catering equipment and utensils to cater for all guests.

First Floor Apartment

Lounge with Sunlounge and access to the roof terrace.

Kitchen with full range of wall and base units and combi boiler.

Understairs storage.

Toilet.

Double Bedroom with fitted wardrobes.

Bathroom comprising 3 piece suite with telephone shower to the bath.

Storage cupboard.

EXTERIOR: Enclosed small yard to the rear with staff toilet. Forecourt with seating for 60 plus 2 tenanted units.

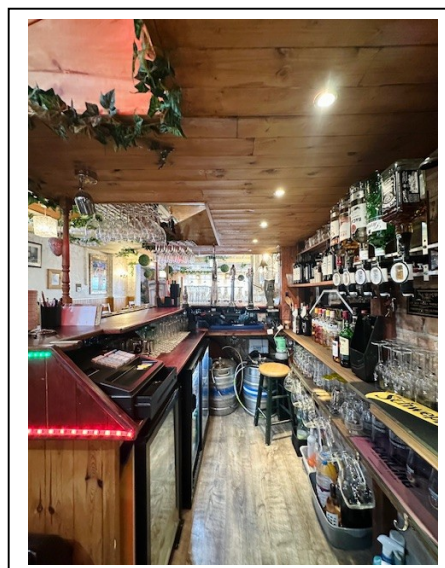
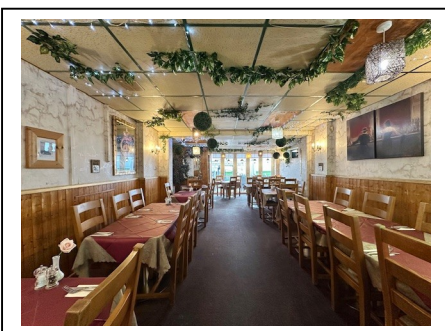
AGENTS NOTES: The property is centrally heated and double glazed.
Sale subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: Accounts on application

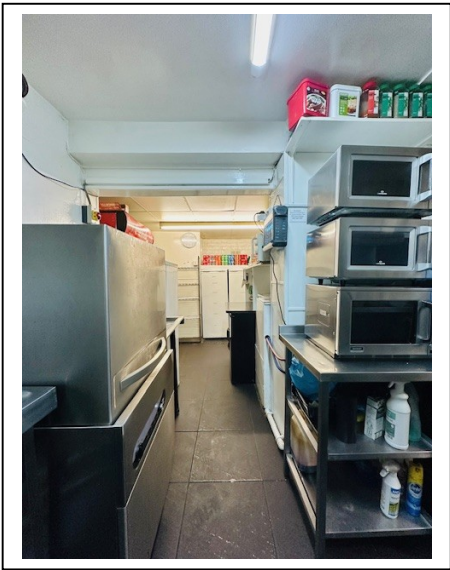
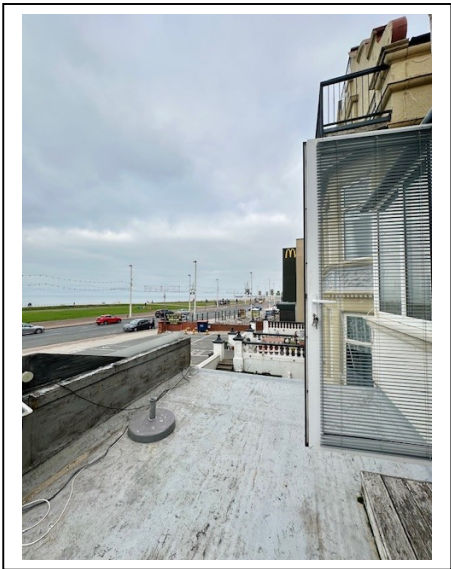
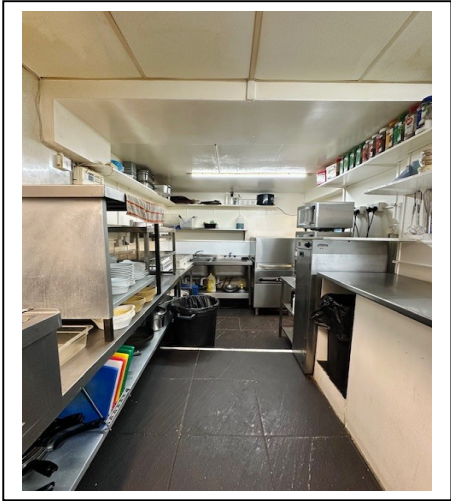
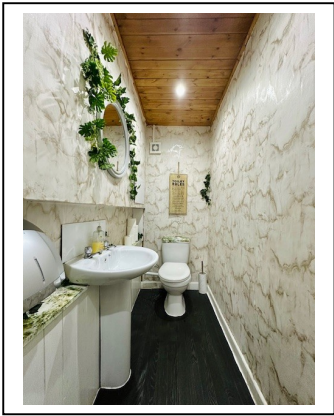
TENURE: Freehold

STARTING BID: £415,000

VIEWING: By appointment through Kenricks 01253 420420



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