

**120 Normoss Road
Blackpool**

REF: INV474M

- * Investment Property Comprising Takeaway & 2 Bedroom Flat
- * Staining, Blackpool
- * Situated in a Row of Shops
- * All Year Round Trading Location
- * Recently Refurbished
- * Flat is Tenanted
- * Viewing Recommended



DESCRIPTION: **FOR SALE BY AUCTION** On Behalf of Pattinson Auctions, Kenricks are pleased to offer this investment property comprising a Takeaway and a 2 Bedroom Flat above for sale.

The property is situated in the busy all year-round trading location of Normoss Road in Staining, Blackpool.

Both the takeaway and the 2-bedroom flat have recently been refurbished to a high standard.

Viewing highly recommended.

Ground Floor Takeaway (approx. 469 sq.ft)

Main Shop (approx. 294sq ft) with non-slip flooring, cladded walls, suspended ceiling and a vast range of new takeaway equipment including pizza oven, kebab rotisserie, fryer, grill and an ice cream preparation area and a new extraction unit.

Preparation area (approx. 175sq ft) with an array of food preparation machinery including a commercial meat slicer and stand mixer and multiple fridges & freezers

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Separate Entrance to Flat:

Ground Floor:

Fitted Kitchen

Stairs leading to:

First Floor:

Lounge

Bedroom 1

Bedroom 2

Bathroom comprising 3 piece suite

Exterior: Rear yard with outhouse storage and toilet.

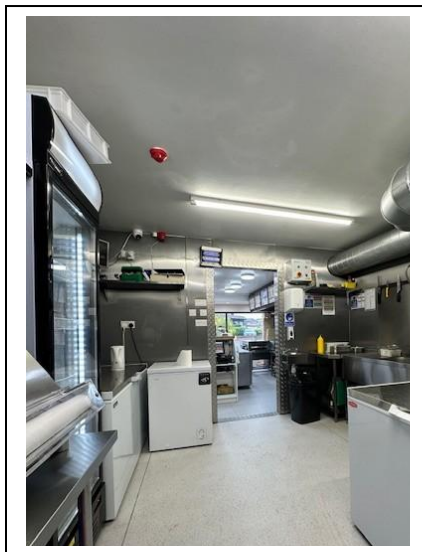
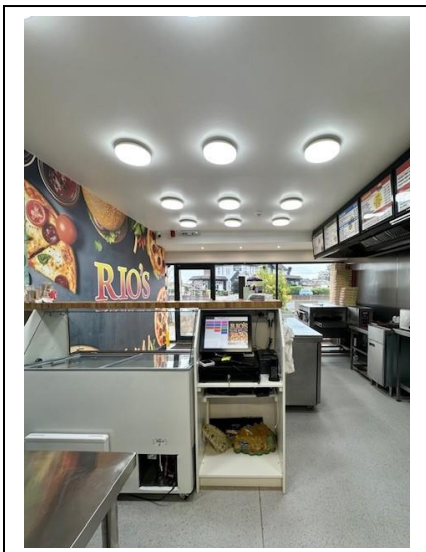
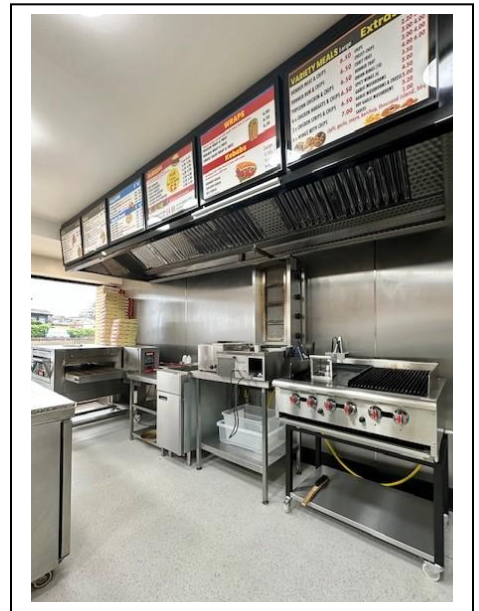
BUSINESS: The takeaway is currently operated by the vendor, if let could draw £1100 pcm. We are informed the flat draws £650 pcm.

AGENTS NOTES: The flat is electric only. Sale subject to the fees, terms and conditions of Pattinson Auctions.

TENURE: Freehold

STARTING BID: £190,000

VIEWING: By appointment through Kenricks 01253 420420



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