Swich,
116A Victoria Road West,
Cleveleys

REF: 0CL026L

* **Sandwich Shop**
* **Cleveleys, Lancashire**
* **Superb All Year Round Trading Location**
* **In Lovely Order Throughout**
* **Priced to Sell**
* **Forecourt Trading**
* **Ill Health Forces Sale**
* **Viewing Recommended**

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

The business sells a range of hot and cold sandwiches, wraps, toasties, jacket potatoes, soups and hot and cold beverages.

<u>Ground Floor</u> (approx 336sq ft)
Stylish and contemporary sandwich shop with concealed lighting, breakfast bar to window and additional seating for 4 diners.
Servery Counter with commercial coffee machine and fridge.
Preparation Area/Kitchen with a range of equipment including commercial saladette, microwaves, extractor unit, electric oven, fridge freezers and griddle.
Washing Up Area.
Toilet.

<u>EXTERIOR</u>: Forecourt trading with seating available for 4 diners. Small yard to the rear.

<u>HOURS:</u> 8.00am to 2.00pm Monday to Saturday.

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BUSINESS: Management accounts on application.

TENURE: Leasehold – we are informed there is a 5yr renewable Lease from 15th May 2017 at a Rent of £416.67 per calendar month.

PRICE: **£11,000**

VIEWING: **By appointment through Kenricks.**