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London Properties



Topping Street, Blackpool, Lancashire

London Properties are pleased to offer to the market this well-established Chicken & Ribs takeaway shop with upper parts situated on the popular Topping Street and occupying a fantastic trading position with excellent access to major tourist routes (A583, A584, A586, M55 & M6 etc.) in the busy heart of the world-famous year-round seaside resort of Blackpool on Lancashire's delightful and ever-popular Fylde coast. The main public area also features a full-length food serve-over counter with glass-fronted refrigerated drinks display unit, large glazed heated chicken and ribs display unit, electronic till point, online ordering system and easy open access to a fully fitted and extensively equipped "theatre-style" commercial kitchen with extraction system housing ample stainless-steel work surfaces, storage units, a fully equipped preparation/washing-up kitchen area, a large walk-in refrigerator storage unit and a full range of modern, high quality stainless-steel catering appliances including 2 x "Henny Penny" pressure fryer, 1 x double deep-fat fryer, 1 x ribs oven, breading table and various refrigerator/freezer storage units etc., all of which we understand is to be included in the sale price and further details of which will be made available upon request to any genuine interested parties. Internal viewings are highly recommended through London Properties by appointment only

£120,000 Business, Lease & Fixture & Fittings



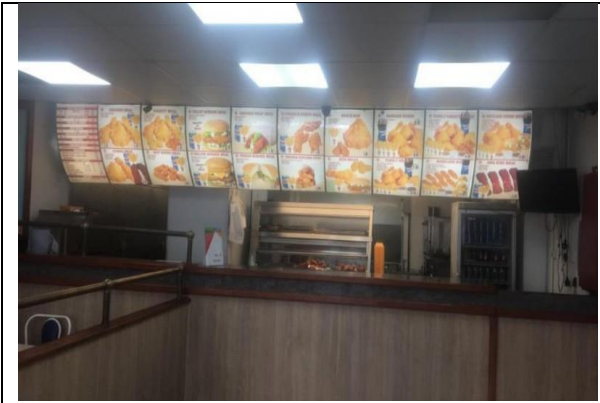
Harrow Weald Branch Tel: 020 8861 4615

95 High Street, Harrow Weald, Middlesex, HA3 5DL. Fax: 020 8861 3610 Email: info@london-properties.co.uk

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Proprietor: Mukesh B. Mehta

ADDITIONAL PHOTOGRAPHS



particulars relating to these properties are made without responsibility on the part of London Properties or the vendor. (3) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. (4) London Properties or any person in their employment has no authority to make or give any warranty or representation what so ever in relation to these properties. (5) The above measurements were taken by a sonic measuring device and cannot be guaranteed to be 100% accurate.

Topping Street, Blackpool, Lancashire, FY1 3AF

LOCATION:	London Properties are pleased to offer to the market this well-established Chicken & Ribs takeaway shop with upper parts situated on the popular Topping Street and occupying a fantastic trading position with excellent access to major tourist routes (A583, A584, A586, M55 & M6 etc.) in the busy heart of the world-famous year-round seaside resort of Blackpool on Lancashire's delightful and ever-popular Fylde coast
DESCRIPTION:	The main public area also features a full-length food serve-over counter with glass-fronted refrigerated drinks display unit, large glazed heated chicken and ribs display unit, electronic till point, online ordering system and easy open access to a fully fitted and extensively equipped "theatre-style" commercial kitchen with extraction system housing ample stainless-steel work surfaces, storage units, a fully equipped preparation/washing-up kitchen area, a large walk-in refrigerator storage unit and a full range of modern, high quality stainless-steel catering appliances including 2 x "Henny Penny" pressure fryer, 1 x double deep-fat fryer, 1 x ribs oven, breading table and various refrigerator/freezer storage units etc., all of which we understand is to be included in the sale price and further details of which will be made available upon request to any genuine interested parties.
USES:	A3/A4/A5
PREMIUM:	£120,000 Guide price for the benefit of the lease, fixtures, fittings and goodwill
RENTAL:	£18,000 per annum
TERMS:	The premises are being offered with the benefit of a long secure 15-year lease with approximately 10 years of the current term remaining and the next review due at the end of the present term
BUSINESS RATES:	Nil. Interested parties are advised to make their own enquiries to the local authority.
SIZE:	Approximately 2271 sq ft included the upper parts
OPENING HOURS:	Sunday - Thursday 11 a.m - 1 p.m & Saturday & Sunday 11 a.m till 3 p.m
STAFF:	Owner managed with 4 parttime staff

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UPPER PARTS:	2-bedroom upper parts currently rented on a AST & achieving £500 per calendar parts
TURNOVER:	Current turnover in excess of £312,000 per annum
ACCOUNTS:	Available on requested on viewing
LEGAL COST:	To be confirmed
LOCAL AURHORITY:	Blackpool
ENERGY PERFORMANCE CERTIFICATE:	Energy Performance Asset Rating is 96- D Rating. C copy of this property's energy performance certificate is available on request
COVERS:	20 Covers
REFRENCE CHARGE:	London Properties charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non-refundable after the references have been taken up, whether they are accepted or not by the Landlord.
HOLDING DEPOSIT:	A holding deposit will be required to secure the property the deposit will buy a period of exclusivity and will be held in the London Properties client account
FIXTURE & FITTINGS:	Any fixtures, fittings, equipment, machinery and plants which are shown within the details have not been tested unless specifically said and prospective purchasers and/or tenants should satisfy themselves as to the condition.
AGENT NOTE:	<p>London Properties for themselves for Lessors, Vendors and their agents, give notice that:-</p> <ol style="list-style-type: none"> 1. These particulars provide a general outline only. It is advised that prospective purchasers or tenants make their own enquiries. 2. These details do not constitute any part of an offer or contract. 3. All statements or details contained within these particulars are without any responsibility on any part, to London Properties. 4. All rent prices, fees and charges are quoted exclusive of VAT
VIEWINGS:	Through London Properties by appointment only

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MAILING LIST:

We at the London Properties Sales Team hope to be in regular contact with you to assist in your search for a suitable property. To keep our records up to date we request that you keep us informed as to the progress of your search so as to avoid any unnecessary inconvenience. Thank you for your assistance in this matter.

DETAILS BY E-MAIL:

We can send full colour sales particulars by e-mail. If you would like to receive details via this medium, please either telephone us with your e-mail address or send an e-mail to the sales team at: info@london-properties.co.uk

FREE VALUATIONS & MARKETING ADVICE:

We at London Properties would like to assist you with the sale of your property? Just contact the sales team and we will be pleased to offer you a free valuation and market appraisal, a service that we provide with obligation. Competitive fees are available for both sole and multiple agency instructions. Please contact the sales team on: **020 8861 4615**

MORTGAGES: We can offer help and advice in arranging your mortgage. Written quotations are available on request. Please contact this office.

REMEMBER: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP WITH REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

For your FREE, No-obligation lettings or sales valuation, Please call 020 8861 4615

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