

FOR SALE/TO LET

113-115 CENTRAL DRIVE
BLACKPOOL
LANCASHIRE
FY1 5EE

- BUTCHERS WITH 2 BED APARTMENT
- SUBSTANTIAL 3 STOREY PROPERTY
- ESTABLISHED BUSINESS SINCE 1942
- RETIREMENT SALE
- STRONG TRADING ACCOUNTS
- VIEWING RECOMMENDED

SALE PRICE: £145,000

RENT: £9,500PA EXC INGOING: £45,000



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

113-115 CENTRAL DRIVE, BLACKPOOL

DESCRIPTION

Duxburys Commercial are delighted to offer this well-known and popular Butchers with 2 Bedroom Apartment for Sale or Lease.

The business is situated in the busy all year round trading location of Central Drive in the centre of Blackpool.

We have been informed Spearman's Butchers have been trading since 1942 and have been in the hands of our client for the past 33 years.

The shop sells a range of meats including, bacon, beef, chicken, sausages, burgers and lamb. They supply the public and deliver to the many local catering business in the area.

Viewing is highly recommended

ACCOMMODATION

Ground Floor (approx.542 sq. ft.)

Main Shop with tiled flooring, suspended ceiling and air conditioning.

The Butchers have a range of equipment including a window bed refrigerated display cabinet, double refrigerated display cabinets, 3 door commercial fridge, meat slicers x 2, hot display stand, refrigerated display fridges and a commercial oven.

Preparation area approx. (134 sq. ft) with worktops, sink, band saw, vacuum packer and pie blocker.

Walk in fridge/chiller (approx. 137 sq. ft)

Lower Ground Floor

Cellar area used for storage with tiled flooring, a walk-in freezer, mincer x 2, sausage filler and mixer.

Internal Staircase Leading to Private Accommodation

First Floor – Private Accommodation

Lounge (approx. 270 sq. ft)

Fitted kitchen (approx. 249 sq. ft) with fitted wall and base units

Office area (approx. 92 sq. ft)

Bathroom comprising 4-piece suite with wash basin, bidet, bath and toilet.

Toilet

Second Floor

Master Bedroom (approx. 191 sq. ft) with built in robes

Double Bedroom (approx. 170 sq. ft)

EXTERIOR: Yard to the rear

AGENTS NOTES

The premises are double glazed and central heated. The shop is air conditioned. The private accommodation is not currently used as living accommodation by our client and does need attention. Opening hours are Monday – Saturday 7am – 3.30pm

BUSINESS

Accounts on application. We are informed the turnover is in excess of £210,000

VAT

We are informed that the purchase price is subject to VAT at the prevailing rate

VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning

Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that;

(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.

(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

(3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

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(5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.





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