

Café / Bakery

Business/Lease/Fixtures & Fittings

£99,950 plus stock at value

Ref: 1088

Crown & Thistle Bakery

441 Blackburn Road

Darwen

Blackburn with Darwen

BB3 0AB



Business Characteristics

- Taking £16,000 per week
- Rent £510 per week
- Seating for 4 with alfresco for 12
- Corner site, busy main road, surrounded by residential dwellings, schools, businesses & on street parking
- 2 bed self-contained accommodation currently sublet at £700pcm
- Hours of Opening: 9:00am - 4:00pm, 7 Days
- New Lease Available



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This business is being listed for sale due to our client's decision to retire. This presents an excellent opportunity to acquire a well presented cafe and bakery in Darwen, Blackburn with Darwen. Located on a prominent corner site, on a busy main road, surrounded by businesses, residential dwellings and on street car parking, the site welcomes high levels of passing trade and strong footfall. The business achieves its current level of turnover, whilst offering further potential for an enthusiastic owner/operator to increase the takings, by way of, for example, extending the opening hours and expanding on the current menu.



Property Description

Double fronted unit, alfresco seating for 12, electric shutters, corner entrance, bar style seating for 4, large service area with 2 large chilled display units, 1 heated display unit, large salad bar unit, hot drinks preparation area, staff W/C. Large rear kitchen providing preparation bench, two 6 burner ovens, convention oven, frying area, preparation room with cold storage, washing up room, walk-in fridge, rear baking room with preparation area, additional 2 convention ovens, large Tom Chandley 3 deck bakery oven, exit to yard with storeroom.



Separate entrance leading to 1st floor self-contained 2 double bedroom accommodation with lounge, kitchen, bathroom & living room (Currently sublet at £700pcm on shorthold tenancy agreement from May 2026).

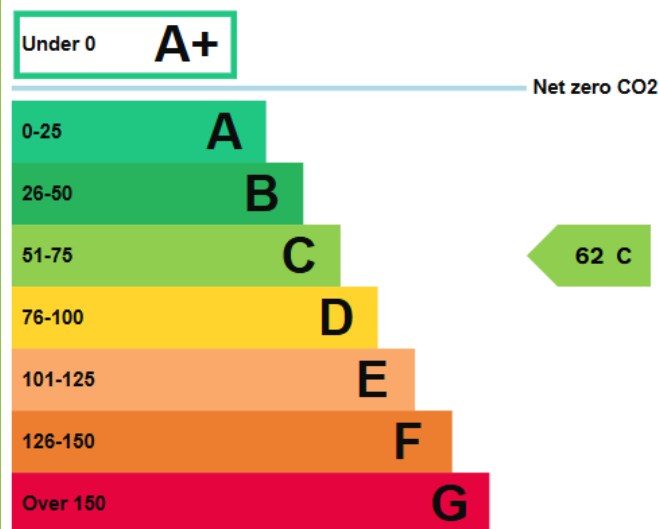


Via: [Find a business rates valuation - GOV.UK](https://www.gov.uk/find-a-business-rates-valuation)

Shop floor areas

Description	Area m ² /unit
Ground floor production area	10.9
Ground floor retail zone a	18.6
Total	29.5

This property's energy rating is C.



*In accordance with **Anti-Money Laundering Regulations** proof of identification, residence and confirmation of the source of funding will be required from the purchaser*

OFFICE LOCATED AT: Westgate, 44 Hale Road, Hale, Cheshire WA14 2EX

Company Registration Number: 0C322433

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT THROUGH THIS OFFICE

HARVEY SILVER HODGKINSON for themselves and for the vendor(s) or lessor(s) of this property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and no warranty is given by the vendor(s), their agents, or any person in their employment. Offered subject to contract, prior sale or withdrawal. Room sizes quoted are approximate only.

HARVEY SILVER HODGKINSON

Darwen is a market town and civil parish in the Blackburn with Darwen borough of Lancashire, England. The town lies on the River Darwen, which flows from south to north and is seen in parks in the town centre. The A666 road passes through Darwen towards Blackburn to the north, Bolton to the south and Pendlebury, where it joins the A6, about 18 miles north-west of Manchester. Blackburn with Darwen is a unitary authority area with borough status in the ceremonial county of Lancashire, North West England. The borough includes the towns of Blackburn and Darwen plus a wider rural area which includes the villages of Lower Darwen, Feniscowles, Brownhill and Hoddlesden.

Crown & Thistle This business is well located on a prominent corner site, on a busy main road with ample surrounding car parking, benefitting from high levels of vehicular and pedestrian trade.



Sat Nav Address:
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Darwen
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