

Café / Bakery

Business/Lease/Fixtures & Fittings

£99,950 plus stock at value

Ref: 1087

Crown & Thistle

103 Duckworth Street

Darwen

Blackburn with Darwen

BB3 1AT



Business Characteristics

- Taking £12,000 per week (no deliveries)
- Rent £462 per week
- Seating for 44 with alfresco for 20
- Possible self contained accommodation
- Prominent corner site, end of parade, ample surrounding parking, near places of work & other businesses
- Hours of Opening: 9:00am - 4:00pm, 7 Days
- New Lease Available



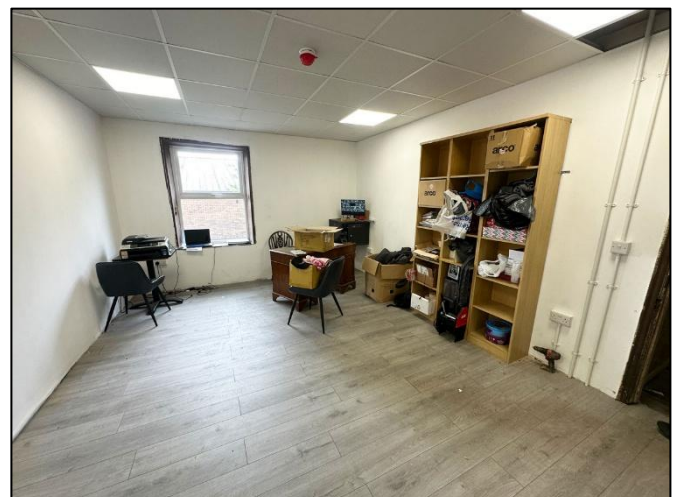
www.hsh.co.uk

0161 233 9090

info@hsh.co.uk



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, at the end of a large parade, surrounded by many other businesses and ample surrounding 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, introducing deliveries, extending the opening hours and expanding on the current menu.



Property Description

Central entrance, seating area for 40, exit to alfresco seating for 20, large service area with 4 large chilled display units, 1 heated display unit, additional seating area for 4, hot drinks preparation area, preparation area, W/C, rear kitchen providing convention oven, 4 burner oven, frying area, preparation area washing up area, large rear bakery preparation area with cold storage, 2 walk-in fridges, large 4 deck bakery ovens, exit.

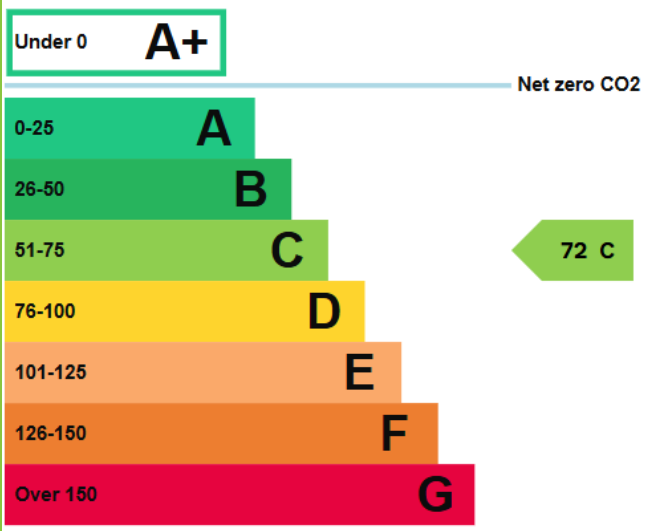
Stairs leading from shop floor to 4 large storerooms, W/C, kitchen and office. Further stairs leading to possible separate living area / accommodation.



Summary valuation - Valuation Office Agency - GOV.UK

Cafe floor areas	
Description	Area m²/unit
Ground floor restaurant	83.75
Ground floor kitchen	21.09
Ground floor workshop	23.16
Ground floor store	31.21
Ground floor chill store	12.06
Ground floor public toilets	4.5
First floor office	23.64
First floor store	37.22
First floor kitchen	10.79
First floor staff toilets	6.3
Total	253.72

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

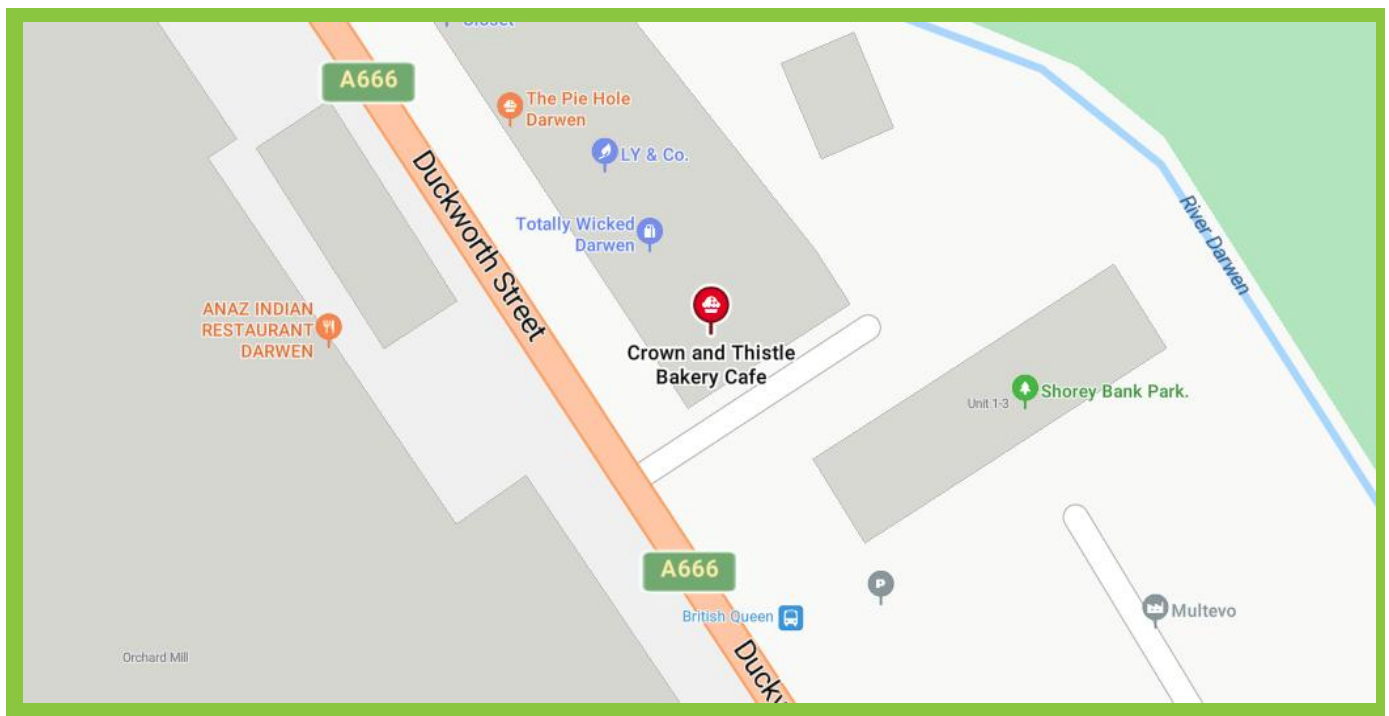
ALL VIEWINGS ARE STRICTLY BY APPOINTMENT THROUGH THIS OFFICE

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, at the end of a large parade, on a busy main road with ample surrounding car parking, near to other similar industry businesses and places of work, benefitting from high levels of vehicular and pedestrian trade.



Sat Nav Address:
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Darwen
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