



Preston Road, Standish

In Excess of £295,000

WN6 0AG



Fantastic business opportunity with flat above. On a main road with pelican crossing opposite, close to the commercial heart of Standish and with schools nearby and with plenty of residential customers, The Village Kitchen is in the perfect position to run food related retail activity. With a turnover opportunity of c£2,000 per week, training is available for a purchaser wanting to make this business opportunity their own. Occupancy with no upward chain. On the ground floor the retail area is both spotless and welcoming with Criocabin refrigerator counter and storage as the main retail area and non-slip food standard flooring runs through most areas. Leading off is a preparation area and ancillary room with walk in refrigerator. A sun room gives additional storage and has patio doors leading out to the courtyard and garage for additional storage and with double gates for vehicle access. To the first floor is the residential accommodation which leads directly from the retail area. The spacious landing could easily be converted to a kitchen area and there is a large double reception room connected by an open archway, double bedroom and bathroom comprising corner bath with mixer shower over, wc, wash hand basin and Ideal combi boiler.



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- Fantastic business opportunity
- Secure parking
- First class facilities
- Residential accommodation on first floor
- Training available
- Available with no upward chain



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Coppull Branch

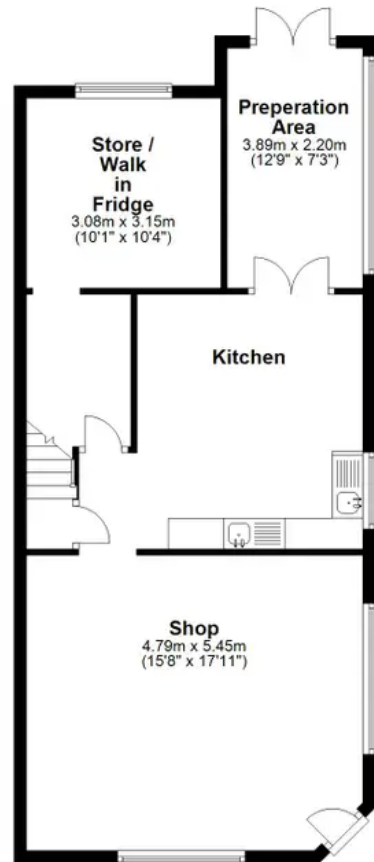
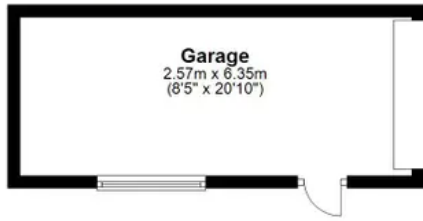
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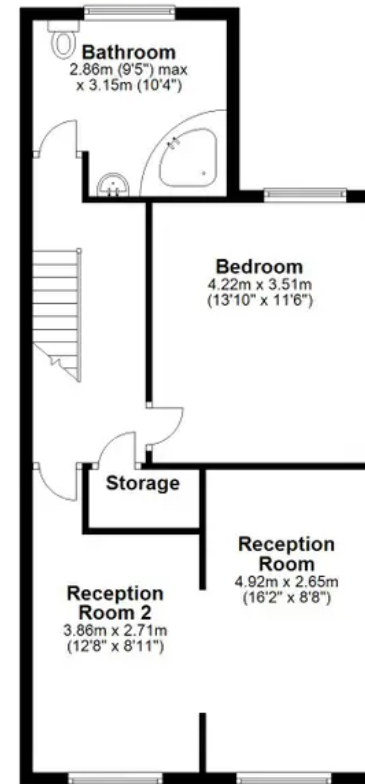
Ground Floor

Approx. 84.3 sq. metres (907.2 sq. feet)



First Floor

Approx. 59.7 sq. metres (642.2 sq. feet)



Total area: approx. 143.9 sq. metres (1549.4 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.