

**ESTABLISHED SANDWICH BAR  
FOR SALE**



**Trading as: "Kim's Butty Box"**

**290 WIGAN ROAD, BOLTON, BL3 5QT.**

Fantastic opportunity to purchase this easily run sandwich bar, having been established for many years and reluctantly offered for sale due to owners other commitments

Situated on a very busy main road position and benefiting from unrestricted parking to the front with plenty additional parking near to the rear of the business, well fitted out premises. The business enjoys a healthy turnover and good profits but considerable scope exists to increase by the introduction of deliveries and outside catering.

Viewing is strictly by appointment only and is highly recommended.

**Turnover:**

We are advised that the annual sales for 2015 were £39,815  
Giving a Gross Profit of: £21,687

**Opening Hours:**

Mon – Friday: 7.30am – 2.00pm  
Saturday: 7.30am – 1.30pm

The accommodation briefly comprises:

Sales Shop: 28'1 x 13'11 suspended ceiling and tiled floor

Small dining area to the front of the shop with serving area and preparation area to the rear.

Kitchen: 6'6 x 11'2 with wc off.

Lease: The property is held on a lease –the current rental is **£6,240 PAX**. The ingoing tenant being responsible for the Landlords legal fees in connection with the preparation of a new or amended lease.

Legal Pack Service: We are pleased to offer a simple, quick affordable solution, if both parties are agreeable. We can undertake a Law Society Lease Agreement without the delay of dealing with a solicitor. This service is available at a charge of £300 payable by the tenant.

***Purchase Price: REDUCED FROM £15,995 TO £9,500 PLUS SAV***

**VIEWING ARRANGEMENTS** : Strictly by appointment with selling / letting agents Brookes Commercial on 01204 525623.