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COMMERCIAL ESTATE AGENTS

227/229 Church Street, Blackpool, FY1 3PB

Specialists for over 50 years in the sale and valuation of businesses, hotels and all types of commercial properties.

NB: The particulars set out in these details do not form part of an offer of contract. Any intending tenant/purchaser must satisfy self by inspection or otherwise as to their accuracy. Neither Kays nor the vendor has any authority to make or give any representation or warranty in relation to this property.



22 Bedroom Double Fronted Hotel (Non Trading)

Reference: 009706

Status: £Sold Subject to Contract

Freehold Price: £150,000

Tenure Type: Freehold

DESCRIPTION: Auction Date: 12th Dec 2018: Lot Number - 3: Vacant double fronted 22 bedroom hotel with generous sized owners accommodation. The bar and dining areas are relatively modern, all bedrooms have en-suite shower/WC rooms and there is gas central heating (not-tested). There is potential to improve the property through refurbishment and modernisation of some areas and subject to obtaining the necessary consents there may be development potential.*****Guide Price £150,000 + Fees £2,000 + VAT*****

LOCATION: The property is situated in an established trading location for hotels and guest house, although there are permanent residences in the vicinity and residential development nearby. Tyldesley Road runs parallel to the Promenade (A584) which is within 100m, giving access to the Central Pier approximately 0.25 mile to the north and the South Pier/Pleasure Beach and Sandcastle Waterpark approximately 1 mile to the south. Festival Leisure Park, with the Odeon multiplex and several restaurants is approximately 0.25 mile to the east on Rigby Road.

ACCOMMODATION

Ground Floor: Hallway; Bar; Dining Area; wc's; commercial kitchen;

Basement: Owners Accommodation: Living Room, Lounge, Kitchen, Bathroom, Conservatory and 5 Additional Rooms

First Floor: 15 en suite bedrooms (7 double, 3 doubles with bunks, 4 triples, 1 twin);

Second Floor: 7 en suite bedrooms (2 double, 1 twin, 2 triple, 2 x 2 bedroom suites);

Exterior: Rear Yard.

SERVICES: All mains services connected. **EPC RATING: D**

Viewing STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

Hollingdales Hotel 37/39 Tyldesley Road, Blackpool FY1 5DH

