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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.



## Guest House & Cafe

**Reference: 010136**

**Freehold Price: £115,000**

**Tenure Type: Freehold**

**DESCRIPTION:** Semi detached two storey property located off the Promenade at South Shore between central and South Piers. Coffee shop and 6 bedroom Guest House all with en suite showers and wc. Basement with private bathroom and bedroom. The property benefits from shared parking space for 1 car and gas central heating. The Guest House operates all year round with contractors out of season and holiday makers in the summer with the coffee shop trading 10am to 4pm. 8.9 rating on booking.com.

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**LOCATION:** Wellington Road is at South Shore off the Promenade between Central and South Pier close to all attractions.

**ACCOMMODATION**

**Ground Floor:** Vestibule entrance; hall and stairs; dining room/café area with 16 covers and corner bar counter; double en suite letting bedroom; private room; kitchen with fitted wall and base units; laundry room;

**Basement:** Private Accommodation: Bedroom; bathroom;

**First Floor:** 5 en suite bedrooms (2 family, 3 double);

**Exterior:** Side yard, shared parking space.

**BUSINESS:** The guest house caters for 15 guests with the coffee shop opening 10am to 4pm in the summer. The business is equipped including 5 burner cooker, hot cupboard, deep fat fryer, fridge, etc. A full inventory will be prepared by Kays prior to exchange of contracts.

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

**Viewing STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.**

**Café Guest House, 33 Wellington Road, Blackpool FY1 6AR**