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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.



## Hotel

**Reference: 010169**

**Freehold Price: £165,000**

**Tenure Type: Freehold**

**DESCRIPTION:** Mid terraced freehold Hotel located in a popular holiday area of South Shore immediately off the Promenade. 10 en suite letting bedrooms equipped to cater for 23 guests. Bar lounge and sun lounge with separate dining room, fitted kitchen and utility. Private sitting room and bedroom with en suite shower and wc. The vendor has installed new double glazing and flat roofs together with upgrades to showers.

**LOCATION:** On St Chads Road at South a popular holiday location immediately off the Promenade between Central & South Piers.

## ACCOMMODATION

**Ground Floor:** Hall and stairs; bar lounge and sun lounge; dining room with 16 covers; kitchen with fitted wall and base units; utility room; double letting bedroom with en suite wc; Private

Accommodation: Sitting room; bedroom with en suite double shower, wc and wash hand basin;

**First Floor:** 4 en suite bedrooms (1 twin, 1 double, 2 family);

**Second Floor:** 5 en suite bedrooms (4 double, 1 family);

**Exterior:** Rear yard.

**BUSINESS:** The business is fully equipped to cater for 23 guests. The vendor confirms turnover levels are in the region of £34/35,000 further figures will be made available to interested parties after viewing.

**SERVICES:** All mains services connected.

**EPC RATING:** C

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

**Salendine 44 St Chads Road, Blackpool FY1 6BP**

