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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 & Cafe

Reference: 010091

Freehold Price: £205,000

Tenure Type: Freehold

DESCRIPTION - A substantial 5 storey corner property located in Blackpool town centre opposite McDonalds restaurant. Ground floor cafeteria with fitted counter servery, extraction system, 52 covers, customers wc and basement prep rooms. Potential of outside seating subject to council license. 3 upper floors have been used as 14 hotel rooms with 13 en suite. Potential for conversion to serviced accommodation subject to consent. Investment opportunity or may suite owner operator to re-establish.

LOCATION - At the junction of Albert Road and Central Drive opposite McDonalds and close to the new 5*promenade hotel (under constructions) and the proposed leisure development on the central car park.

ACCOMMODATION - Café - Ground Floor: Corner café 52 covers with fitted counter servery with extraction; customer wc's;

Basement: 3 preparation rooms; 2 staff wc's;

Hotel - Ground Floor: Front door to entrance hall and stairs;

First Floor: 4 rooms

2nd Floor: 5 rooms

3rd Floor: 5 rooms

EXTERIOR - Potential for outside pavement seating subject to council license

BUSINESS DETAILS The businesses are not trading. Equipment in the café includes 5 burner cooker, 3 double deep fat fryers, contact griddle. Refrigerated counter, salad display, tables and chairs.

SERVICES All mains services connected, gas central heating to the hotel.

RATEABLE VALUE: Hotel £7,300 - Café £6,600

EPC: Hotel C & Café E

Viewing STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

5 Albert Road, Blackpool FY1 4TA