



Call us on 01253 623486  
or Fax: 01253 752068  
Email [info@kaysestates.co.uk](mailto:info@kaysestates.co.uk)  
Web [www.kaysestates.co.uk](http://www.kaysestates.co.uk)

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 Investment**

**Reference: 010442**

**Freehold Price: £225,000**

**Tenure Type: Freehold**

**DESCRIPTION:** Substantial double fronted Hotel located immediately off the Promenade at South Shore between Central and South Pier. The 21 en suite bedroom hotel has spacious guests facilities, passenger lift plus 2 self-contained owners flats and parking for 8 cars. The property is tenanted on a 7 year Full Repairing and Insuring Lease from 2nd December 2016 with a passing rent of £19,500 per annum. Rent paid quarterly in advance, rent reviews every 3 years. Lease excluded from 1954 Landlord and Tenants Act.

**LOCATION:** On the Southerly frontage of Barton Avenue which runs off the Promenade between Central and South Pier.

---

**ACCOMMODATION**

**Ground Floor:** Reception and office; dining room; bar lounge; kitchen; lift; **Private**

**Accommodation:** Lounge;

**Lower Ground Floor: Private Accommodation:** 2 bedrooms; shower and wc; utility room, meter cupboards;

**First Floor:** 10 en suite bedrooms;

**Second Floor:** 9 en suite bedrooms;

**Third Floor:** 2 en suite bedrooms; **Private Self Contained Flat:** Lounge; 2 bedrooms; kitchen; bathroom;

**Exterior:** Rear parking for 8 cars, 2 car garage.

**SERVICES:** All mains services connected, central heating, double glazing and passenger lift.

**EPC RATING: C**

**TENURE:** Freehold subject to commercial lease dated 2nd December 2016 for 7 years. Full Repairing and Insuring lease with a passing rent of £19,500 per annum. Rent reviews 2nd December 2019 and 2022. Rent paid quarterly in advance.

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

**Royal Oakwell 17-19 Barton Avenue, Blackpool FY1 6AP**