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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.



## Leasehold Licensed Hotel

**Reference: 009751**

**Leasehold Price: £79,950**

**Tenure Type: Leasehold**

**DESCRIPTION:** Leasehold 26 Bedroom Licensed Hotel with a Restaurant situated on the prestigious North Promenade, being close to Gynn Square and Town Centre. This substantial seafront property has parking for 6 cars and is in lovely order throughout and needs to be viewed to be fully appreciated. Ill health forces sale. The Hotel is fitted out to a very high standard throughout and the extensive and high quality inventory is included in the sale.

**Ground Floor:** Entrance Hall with Reception area with tiled flooring and seating area; Stylish and contemporary Restaurant with Bar Lounge area and Dining Room, timber bar with a range of pumps and optics, Dining Room has concealed lighting and seating for 40 diners; Toilet; Kitchen with a range of commercial catering equipment and utensils to cater for all guests; Still Room; Store Room; Pantry; Staff Room with Shower and Toilet (This could be used as a Private Master Bedroom with En-Suite); Large storage area which was previously used as Private Lounge;

**First Floor:** 9 en suite bedrooms (5 double, 2 twin, 2 single currently not used); Balcony leading onto decking area with seating for guests; Laundry Room

**Second Floor:** 10 en suite bedrooms (1 Family, 5 Double, 2 Twin, 2 Single);

**Third Floor:** 7 en suite bedrooms (6 double, one not being used, 1 single not being used);

**EXTERIOR:** Forecourt providing parking for 4 and rear yard providing parking for 2 vehicles.

**SERVICES:** The Hotel has centrally heating, double glazing, L2 Fire alarm system and CCTV installed. All Letting Bedrooms have flat screen tv's and refreshments.

**BUSINESS:** We are informed that trading accounts will show a turnover of £92,000 pa.

**TENURE:** Leasehold. We are informed there is a 7 year Lease from 2nd April 2017 at a rent of £25,000 per annum

