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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.



## Licensed Hotel

**Reference: 009750**

**Freehold Price: £210,000**

**Tenure Type: Freehold**

**DESCRIPTION:** Substantial semi-detached 11 Bedroom Licensed Hotel situated close to

Blackpool's sea front and Pleasure Beach. Fully equipped to cater for 26 guests, 2 bedroom private accommodation and car parking for 4 cars. The property is in lovely order throughout which is reflected in the consistent strong trading accounts and viewing is highly recommended.

**Ground Floor:** Reception; Bar Lounge with timber bar and upholstered bench style seating; Dining Room with seating for 26 diners; Preparation Area/Still Room; Fitted Kitchen with a range of catering equipment and utensils to cater for all guests;

**Lower Ground Floor:** Private Accommodation: Lounge/Dining Room; Master Bedroom; Storeroom/Bedroom; Bathroom comprising three piece suite with shower over bath leading to: Utility Area; Workshop; Storage Area;

**First Floor:** 6 en suite bedrooms (1 Family, 4 Double, 1 Single en suite wc);

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

**EXTERIOR:** Paved area to the front with seating for guests. Yard to the side of the property. Car park to the rear providing parking for 4 motor vehicles.

**SERVICES:** The hotel has central heating and double glazing. All letting bedrooms have TV's and room refreshments.

**BUSINESS:** Trading accounts for year end 5th April 2018 are in excess of £50,000 pa.



