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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 Leasehold Hotel

Reference: 010624

Leasehold Price: £47,500

Tenure Type: Leasehold

DESCRIPTION: Substantial double fronted leasehold Hotel located in Blackpool Town Centre close to the Promenade, Tower, all attractions and proposed 300 million Blackpool Central Leisure Development. The Hotel has 15 en suite letting bedrooms together with a self contained studio apartment plus 2 bedroom owners accommodation. All letting bedrooms have TV's, drinks facilities, central heating and double glazing. Remainder of a 10 year lease from 3/2015. The business is run under management and operates on a room only basis but has a full commercial kitchen providing the opportunity to re-establish B&B trade. Viewing recommended.

LOCATION: On the Southerly frontage of Hornby Road immediately off Central Drive and the council car parking that is being developed for the proposed £300 million Blackpool Central Leisure Development.

ACCOMMODATION

Ground Floor: Vestibule entrance; hall and stairs; residents bar lounge; dining room with 36 covers, self service breakfast area; commercial kitchen with non slip flooring, stainless steel extraction, fitted wall and base units and double bowl stainless steel sink unit;

Lower Ground Floor: Office; utility room; **Private Accommodation:** 2 bedrooms; bathroom; lounge; kitchen with hob and fridge; **Studio Flat:** Kitchen area; 2 double bedrooms; 1 single bedroom; shower and wc;

First Floor: 6 en suite bedrooms (3 double, 2 single, 1 twin);

Second Floor: 5 en suite bedrooms (2 double, 1 single, 1 triple, 1 twin);

Third Floor: 4 en suite bedrooms (2 twin, 1 triple, 1 double);

BUSINESS: The vendor confirms the turnover levels to be in the region of £70,000 on a room only basis. The business is equipped including 6 burner cooker, grill, microwave, Baine Marie, rotary toaster, coffee machine, fridge, freezer and dishwasher. The business is run under management.

SERVICES: All mains services connected, central heating, double glazing and L2 alarm. Lift not in use approx. £5,000 remedial works to re-commission. **EPC RATING: B**

TENURE: Leasehold. 10 year term from 23rd March 2015, present rent £9,750 per annum with fixed increase to £10,700 (2023/24), £11,800 per annum (2024/25). Full Repairing and Insuring.

Viewing STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

Novello 11 Hornby Road, Blackpool FY1 4QG



