



Call us on 01253 623486
or Fax: 01253 752068
Email info@kaysestates.co.uk
Web 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.



Promenade Hotel, Bistro and Public Bar

Reference: 010166

Freehold Price: £795,000

Tenure Type: Freehold

DESCRIPTION A substantial Promenade property situated in a prime location between Central and South Piers overlooking the headland with panoramic views over the Irish sea. Very well established business provides three income streams from the letting bedrooms, bistro/restaurant and public bar/club. The hotel has 25 en suite letting bedrooms all with TV's plus tea and coffee making facilities, fully fitted and equipped bistro and restaurant to the ground floor with excellent kitchens, public lounge bar located in the basement with a 6am night club licence (not utilised at present). Beer garden to front overlooking the promenade and rear parking for 8 cars plus the option to lease a further 15 spaces. Penthouse owners/managers self-contained flat provides an open plan lounge and kitchen with en suite double bedroom. A rare opportunity to acquire a well-established family run business in a prime location on the famous Blackpool sea front. Viewing recommended.

LOCATION On the famous Blackpool Promenade in one of the busiest locations between Central

and South Piers. Within walking distance of all the shows and attractions including the Pleasure Beach, Blackpool's iconic Tower and circus, Sandcastle water world and all the shops bars restaurants and theatres.

ACCOMMODATION

Ground Floor: Promenade Bistro and restaurant with fully fitted bar counter/servery spacious 60 covers with scope to increase if required (licensed 120); fully equipped kitchens with full stainless steel extraction and gas interlock system; Ladies and gents toilets;

Lower Ground Floor: Basement Lounge public bar and club with fully fitted bar counter, stage/dance floor, kids zone, games room with pool table, chilled cellar access to outside smoking area;

Upper Floors: 25 En suite bedrooms (13 Double; 9 Family; 2 twin; 1 single);

Penthouse: Owners/managers flat provides open plan lounge and fitted kitchen overlooking the sea; Double bedroom with en suite bathroom;

EXTERIOR Beer garden to front and rear parking for 8 cars. Potential leased car park for 15 cars available by separate negotiation.

BUSINESS DETAILS The hotel bistro and bar are all fully equipped and a full inventory will be provided when a sale is agreed. The company accounts for year ending 28th February 2019 confirm a turnover of £311,412. Turnover split 73% hotel 13% bar 14% bistro. Excellent scope to develop and increase. Full figures will be made available to genuine interested parties after viewing.

SERVICES All mains services gas central heating

RATES - RV £22,500

Viewing STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

Dutchman Hotel 267/269 Promenade, Blackpool, FY1 6AH



