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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.



Promenade Licensed Hotel

Reference: 010287

Freehold Price: £325,000

Tenure Type: Freehold

DESCRIPTION: Substantial Promenade property located in a first class position to the North of Blackpool at Bispham adjacent to Red Bank Road. The hotel has 11 spacious bedrooms including 7 with en suite facilities that have TV's, and all rooms with drinks facilities. 3 bedroom private accommodation to the basement and parking for 8 cars. Our clients have traded the business since 1989 and now operate the Hotel on a restricted basis by choice due to pending retirement. Excellent scope to expand the business with increased online marketing presence. The Hotel is well presented and viewing is recommended. Recent works in February 2020 include new double glazed windows, roof stripped back re-felted and re-roofed, re-pointed and new dormer roof.

LOCATION: The Hotel is located on Queens Promenade adjacent to Red Bank Road with its local shops cafes and restaurants. Easy access to Town Centre with the tramway directly across the Promenade.

ACCOMMODATION

Ground Floor: Vestibule entrance hall and stairs; residents lounge; dining room with 24 covers and bar lounge with bar counter; kitchen with 4 ring hob and eye level oven, stainless steel sink unit and fitted wall and base units;

Basement: *Private Accommodation:* 3 bedrooms (1 used as store); shower and wc; utility room;

First Floor: 5 bedrooms (2 double en suite, 2 family en suite, 1 standard double); wc;

Second Floor: 6 bedrooms (2 family en suite, 1 double en suite, 3 standard double); shower and wc;

Exterior: Front parking for 6 plus 2 parking to rear, side yard and bin store.

BUSINESS: The business is equipped including double deep fat fryer, 6 bank toaster, dish washer, fridge, etc. The vendors have operated the business since 1989 and now trade the Hotel on a limited basis by choice with turnover level of approximately £12,000. Excellent scope to increase with online marketing.

SERVICES: All mains services connected, new boiler 2016.

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

The Drumford, 202 Queens Promenade, Bispham, Blackpool FY2 9JS



