



## Hotel in FY1

Reads Avenue, Blackpool, Lancashire, FY1 4DE

**£180,000** Starting Bid

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ 7 Bedroom Licensed Boutique Hotel – All En-Suite
- ✓ Town Centre, Blackpool
- ✓ Close to Entertainments Shops & Amenities \* Substantial 3 Storey Semi-Detached Period Property
- ✓ In Immaculate Order Throughout
- ✓ Private Owners Accommodation

## Description

Sale subject to the fees, terms and conditions of Pattinson Auctions.

We are delighted to offer this beautifully appointed 7 Bedroom Licensed Boutique Hotel for Sale.

The Hotel is situated on Reads Avenue, close to Blackpool's vibrant Town Centre and Entertainments. This boutique hotel has been beautifully decorated throughout and needs to be viewed to be fully appreciated.

Ground Floor

Main Entrance leading to Porch Area

Impressive Hallway

Guest Lounge / Bar with feature bar, bay window and electric feature fireplace.

Private Lounge.

Dining Room with tables and chairs for all guests.

Large Fitted Kitchen with island unit, stylish wall and base units, range style cooker and catering equipment and utensils to cater for all guests

Lower Ground Floor

Private Accommodation

Large Storage/Utility Room.

Double Bedroom.

Bathroom with Shower.

Electric cupboard.

First Floor

3 x Double Bedrooms - All En-Suite.

1 x 2 Room Family Suite - En-Suite.

Second Floor

1 x Double Bedrooms - All En-Suite.

1 x Family Bedroom – En-Suite.

1 x Non-Trading Bedroom.

Utility Cupboard.

AGENTS NOTES: The Hotel has double glazing and is centrally heated on a Hive system with individual thermostats on all radiators and has 3 pressurised hot water tanks delivering excellent water pressure to all rooms. All Letting Bedrooms have room refreshments and T.V.s.

EXTERIOR: To the front and rear of the property there is a car park providing parking for 4 motor vehicles. The property benefits from having a substantial rear garden area with a patio area for guests and room for 3 further motor vehicles.

BUSINESS: Accounts on application.

TENURE: Freehold

Price: Starting Bid £180,000

Property Type: Hotel

Business Type: B & B's

Parking: Allocated, Off Street

## Description

Beautifully appointed 7 Bedroom Licensed Boutique Hotel for Sale

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## Location

The Hotel is situated on Reads Avenue, close to Blackpool's vibrant Town Centre and Entertainments

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## EPC

This property's energy rating is C.

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## Tenure

Freehold - LA662661

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## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



Reads Avenue, Blackpool, Lancashire, FY1 4DE

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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