Alderley Hotel
581 New South Promenade
Blackpool

REF: 0HL255L



- **14 Bedroom Hotel – All En-Suite with Takeaway & Delivery Business**
- **South Shore, Blackpool**
- **Superb Promenade Location with Sea Views**
- **Close to Pleasure Beach & Entertainments**
- **Car Parking for 6 Motor Vehicles**
- **Priced to Lease**
- **Viewing Recommended**

DESCRIPTION: Kenricks are pleased to offer this14 Bedroom Promenade Hotel for Lease.

The hotel is situated close to Blackpool's Pleasure Beach and benefits from having some rooms with Sea Views and also car parking for 6 motor vehicles.

The hotel recently opened a takeaway and delivery service selling a range of food including pizzas, burgers, paninis, hot dogs and wraps etc. which are delivered by Just Eat and Uber Eats offering additional income for the business.

Ground Floor
Vestibule Entrance Hall.
Sun Lounge.
Dining Room to accommodate 40 Guests with timber beamed ceiling and wood effect flooring leading to:
Open Plan Guest Lounge/Bar with fitted counter and pool table.
Ladies and Gents Toilets.
Kitchen with non-slip flooring and a range of catering equipment to cater for all guests including commercial pizza oven, griddle and fryers.
4 Double Bedrooms – All En-Suite.

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First Floor
1 Sea View Double Bedroom – En-Suite.
1 Sea View Family Bedroom – En-Suite.
1 Standard Family Bedroom – En-Suite.
1 Twin Bedroom – En-Suite.



Second Floor
2 Sea View Family Bedrooms – Both En-Suite.
1 Standard Family Bedroom – En-Suite.

Third Floor
1 Family Bedroom – En-Suite.
2 Double Bedrooms – Both En-Suite.

EXTERIOR: Small seating area to the rear of the hotel. Car park to the rear providing parking for 6 motor vehicles. Storage unit to rear.

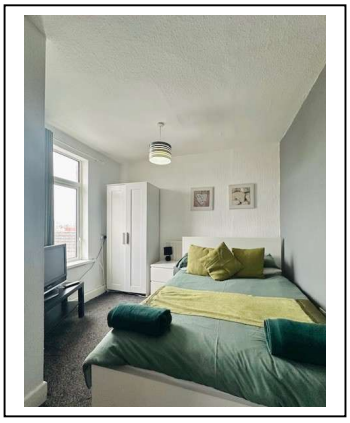
AGENTS NOTES: The hotel is centrally heated, double glazed and has L2 fire alarm installed. All letting bedrooms have TV's and room refreshments.

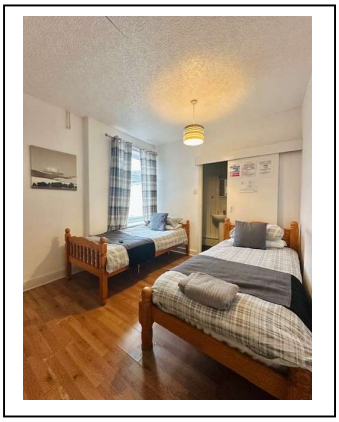
BUSINESS: Management accounts will be made available to interested parties. In addition, in September 2026 the hotel opened a takeaway and delivery business and the management accounts will also be available for this business.

TENURE: Leasehold – New flexible lease offered at a Rent of £1,750 per calendar month. The incoming tenant maybe responsible for the Landlords legal fees in this transaction.

PRICE: £45,000 Ingoing – Deposit £6,000

VIEWING: By appointment through Kenricks 01253 420420.









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