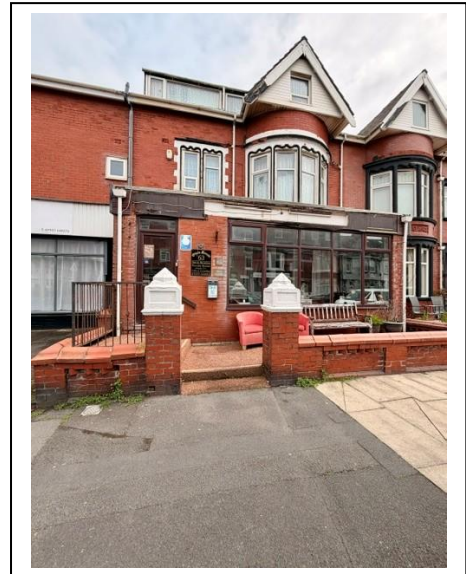


**Oban House Hotel,  
63 Holmfield Road,  
Blackpool**

**REF: 00H347L**

- \* **11 Bedroom Hotel – 10 En-Suite & 1 Part En-Suite**
- \* **North Shore, Blackpool**
- \* **Close to the Prestigious Queens Promenade**
- \* **In Lovely Order Throughout**
- \* **Catering for 28 Guests**
- \* **1 Bedroom Private Accommodation**
- \* **Car Parking for 2 Motor Vehicles**
- \* **Viewing Recommended**



**DESCRIPTION: \* FOR SALE BY AUCTION\*** On behalf of Pattinson Auctions, Kenricks are pleased to offer this beautifully appointed 11 Bedroom Hotel for Sale.

The hotel is situated within close walking distance to the prestigious Queens Promenade in North Shore Blackpool.

Viewing Recommended

**Ground Floor**

Sun Lounge.

Reception.

Open Plan Bar Lounge and Dining Room.

Lounge Area with suspended ceiling and dancefloor.

Bar.

Dining Room with seating for 22 diners.

Toilet.

Fitted Kitchen with a range of catering equipment and utensils to cater for all guests.

**REF: 00H347L**

**Private Accommodation**

Lounge with wood effect flooring.  
Orangery with wood effect flooring currently used as a Dining Room.  
Master Bedroom.  
Feature Shower and Toilet.

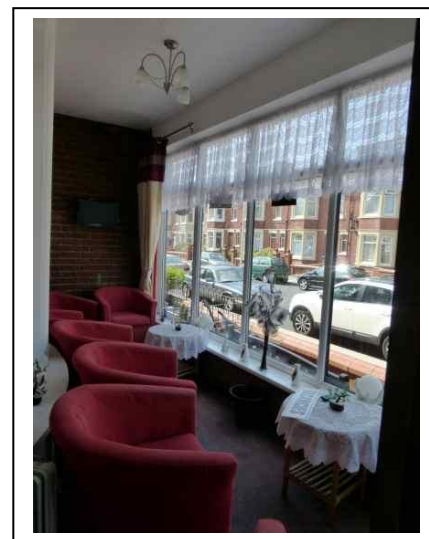


**First Floor**

2 Family Bedrooms – Both En-Suite.  
1 Double Bedroom – En-Suite.  
1 Twin Bedroom – En-Suite.  
3 Single Bedrooms – 2 En-Suite,  
1 Part En-Suite with WC.  
Separate Shower and Toilet.

**Second Floor**

1 Family Bedroom – En-Suite.  
2 Family Bedrooms – Both En-Suite.  
1 Twin Bedroom – En-Suite.  
Store Cupboard.  
Storeroom.  
Toilet.



**EXTERIOR:** Small garden area to the front with seating for guests.  
Courtyard to the rear. Car park to the rear providing parking for 2 motor vehicles.

**AGENTS NOTES:** All letting Bedrooms have TV's, hairdryers, Wi-Fi.  
The Hotel is centrally heated and has double glazing.  
Sale subject to the fees, terms and conditions of Pattinson Auctions.

**BUSINESS:** Accounts on application.

**STARTING BID: £160,000**

**VIEWING: By appointment through Kenricks 01253 420420**

REF: 00H347L

