

**Mr Sandman's Hotel
3 Mount Street
Blackpool**

REF: 0HL431L

- * **8 Bedroom Hotel – 4 En-Suite**
- * **Central Blackpool**
- * **Close to Town Centre, Entertainments & Amenities**
- * **Substantial Corner 3 Storey Property**
- * **Priced to Lease**
- * **1 Bedroom Private Accommodation**
- * **Car Parking for 8/10 Motor Vehicles**
- * **Viewing Recommended**



DESCRIPTION: Kenricks are pleased to offer this 8-bedroom Hotel for Lease.

This substantial 3 storey corner property is situated close to Blackpool's vibrant Town Centre, being close to many entertainments, shops and amenities also being within easy reach of the North Central train station.

Viewing recommended.

Ground Floor

Open Plan Bar Lounge and Dining Room
Lounge with feature fireplace
Fitted Kitchen with a range of catering equipment.
Utility Room

Private Accommodation

Double Bedroom



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First Floor

2 Family Bedrooms – Both En-Suite
2 Double Bedrooms with a shared bathroom.
Shower Room
Toilet

Second Floor

1 Family Bedroom – En-Suite
2 Double Bedrooms – 1 En-suite
Master Bedroom with Balcony
Toilet

Private Accommodation

EXTERIOR: Car park to the front providing car parking for 8/10 Motor Vehicles

AGENTS NOTES: The Hotel has double glazing. All letting bedrooms have flat screen TV's and room refreshments. L2 Fire alarm installed

TENURE: Leasehold – New flexible Lease offered at a rent of £13,000 pa
The incoming tenant maybe responsible for the Landlord's Legal Fees in this transaction.

PRICE: £5,000 Ingoing + £5,000 deposit

VIEWING: By appointment through Kenricks 01253 420420

