Lucena Hotel,
9-11 Barton Ave
Blackpool

REF: 00H489L



*** 25 Bedroom Licensed Hotel – All En-Suite**
*** South Shore, Blackpool**
*** Close to Promenade & Entertainments**
*** Double Fronted Property**
*** Priced to Sell**
*** Catering for 75 Guests**
*** 1 Bedroom Private Accommodation**
*** Viewing Recommended**

DESCRIPTION: ** FOR SALE BY AUCTION**
On behalf of Pattinson Auctions, Kenricks are pleased to offer this 25 Bedroom Licensed Hotel for sale.

This substantial double fronted property is situated close to one of the busiest locations on Blackpool's Sea Front in South Shore, Blackpool.

Viewing recommended.



<u>Ground Floor</u>
Main Entrance leading to:
Reception and Rear Office.
Dining Room
Bar Lounge with games area with upholstered seating and wood effect flooring
Ladies and Gents Toilets.
Dining Room currently used as a Storeroom.
Commercial Kitchen with a range of catering equipment

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Private Accommodation
Lounge
Master Bedroom
Bathroom

First Floor
1 Family Suite comprising of 2 adjoining bedrooms – 1 En-Suite. (Currently used as Private Accommodation).
5 Family Bedrooms – All En-Suite.
2 Double Bedrooms – Both En-Suite
4 Single Bedrooms All En-Suite



Second Floor
5 Family Bedrooms – All En-Suite.
2 Double Bedrooms – Both En-Suite
2 Twin Bedrooms both En-Suite

Third Floor
3 Family Bedrooms – All En-Suite.
1 Twin Bedroom – En-Suite.

EXTERIOR: Seating area to the front for guests. Covered area to the rear

AGENTS NOTES: The Hotel is centrally heated. All letting bedrooms have TV's and room refreshments. Sale subject to the fees, terms and conditions of Pattinson Auctions

BUSINESS: Accounts on application

TENURE: Freehold

STARTING BID: £ 225,000

VIEWING: By appointment through Kenricks 01253 420420.

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