**California Guest House**
**90 Hornby Road**
**Blackpool**

**REF: 00H538L**




* **10 Bedroom Licensed Guest House – All En-Suite**
* **Central Blackpool**
* **Close to Entertainments, Promenade & Amenities**
* **In Lovely Order Throughout**
* **Catering for 22 Guests**
* **1 Bedroom Private Accommodation**
* **Car Parking for 5 Motor Vehicles**
* **Priced to Sell**
* **Viewing Recommended**

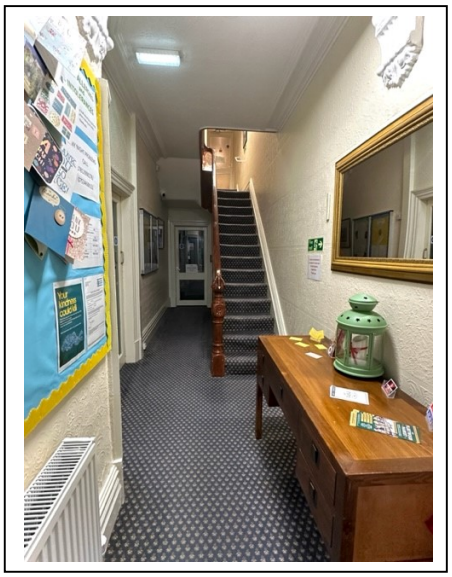
**DESCRIPTION: **FOR SALE BY AUCTION**** On behalf of Pattinson Auctions Kenricks are pleased to offer this10-Bedroom Licensed Guest House for Sale.

The Guest House is situated in the busy all year-round trading location of Hornby Road within close proximity to the Winter Gardens, Promenade and many of Blackpool's amenities.

The Guest House is in lovely order throughout and benefits from having car parking for up to 5 motor vehicles.
Needs to be viewed to be fully appreciated.

**Ground Floor**
Main entrance leading to Hallway.
Reception/Office.
Open Plan Bar Lounge Area with a Feature Bar leading to:
Dining Area with suspended ceiling and concealed lighting.
Fitted Kitchen with wall and base units and a range of commercial equipment to cater for all guests.
1 Family Bedroom - En-Suite.
1 Double Bedroom - En Suite.

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**Lower Ground Floor**
**Private Accommodation**
Lounge.
Master Bedroom.
Shower and Toilet.
Storeroom.
Utility Area.

**First Floor**
2 Family Bedrooms - both En-Suite.
2 Double Bedrooms - both En-Suite.
1 Twin Bedroom – En-Suite.
3 Single Bedrooms - all En-Suite.
Laundry Room.

**EXTERIOR:** Car park to the front providing parking for 2 motor vehicles.
Secure yard to the rear providing car parking for 1 motor vehicle, plus an additional Car park for 2 motor vehicles.

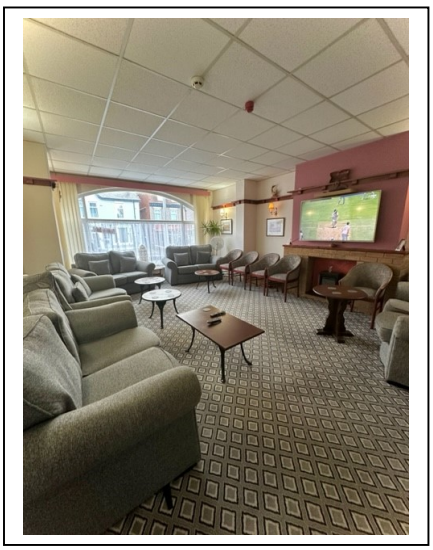
**AGENTS NOTES**: The hotel has double glazing and is centrally heated.
L2 Fire system installed. Modern CCTV installed. All letting bedrooms have TVs, and room refreshments. The ground floor bedrooms have accessible access.
Sales subject to the fees, terms, and conditions of Pattinson Auctions.

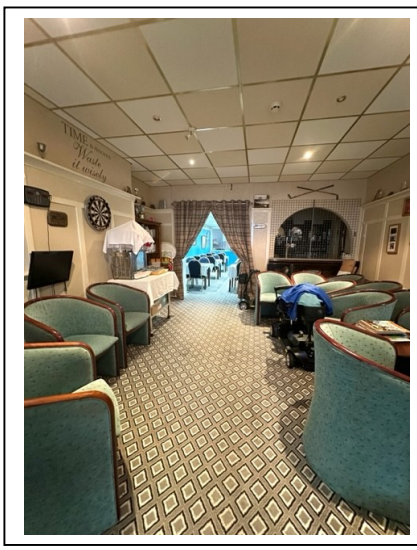
**BUSINESS:** Accounts on application

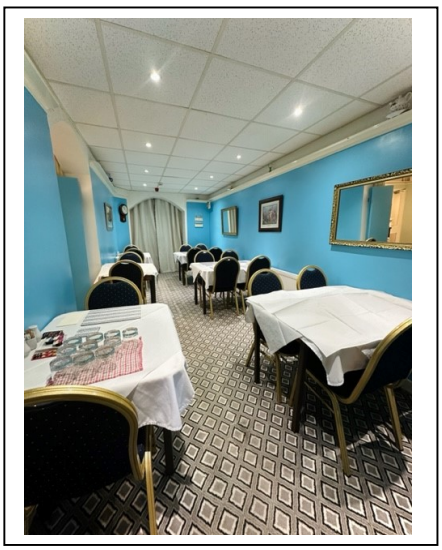
**TENURE: Freehold**

**STARTING BID: £170,000**

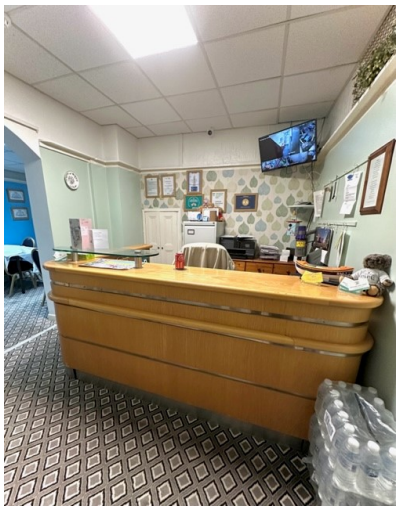
**VIEWING: By appointment through Kenricks 01253 420420**



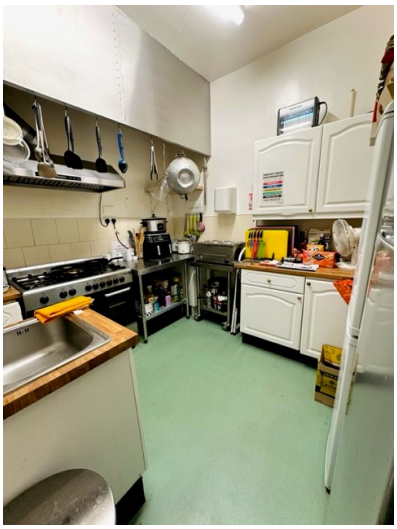


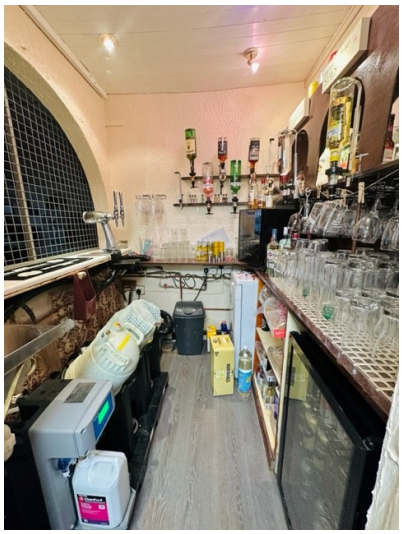


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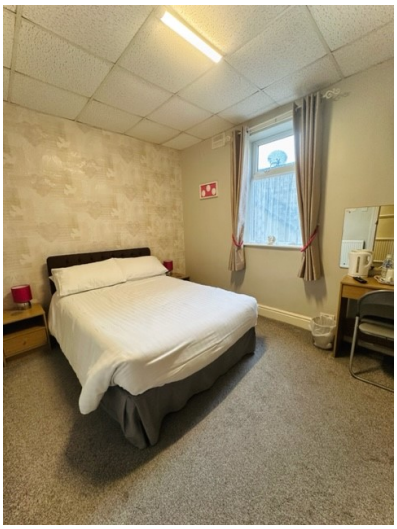
















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