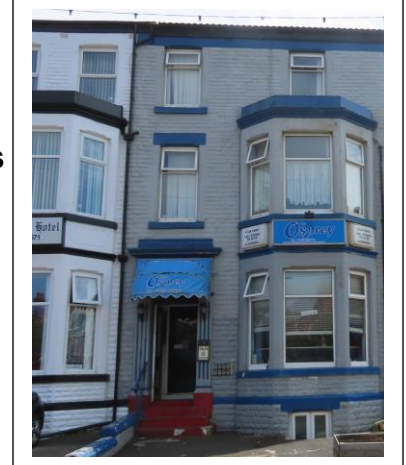


**Osprey Guest House,
27 Charnley Road,
Blackpool**

REF: 0HL620L

- * **10 Bedroom Guest House – 8 En-Suite**
- * **Town Centre, Blackpool**
- * **Close to Winter Gardens, Entertainments & Amenities**
- * **Strong Trading Accounts**
- * **Priced to Sell**
- * **1 Bedroom Private Accommodation**
- * **Car Parking for 1 Motor Vehicle**
- * **Viewing Recommended**

DESCRIPTION: Kenricks are pleased to offer this 10 Bedroom Guest House for Lease.



This well appointed hotel is situated in the all year round trading location of Charnley Road in Town Centre, Blackpool being close to the Winter Gardens, Entertainments and all amenities.

Ground Floor

Entrance Hallway leading to:
Bar Lounge with upholstered seating.
Double Doors leading to:
Storeroom.
Fitted Kitchen with a range of catering equipment to cater for all guests.

Private Accommodation

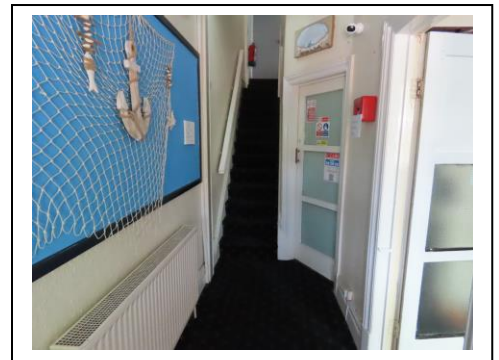
Lounge/Bedroom.
Bathroom comprising three piece suite.
Storage Area.

Lower Ground Floor

2 Double Bedrooms.

First Floor

2 Family Rooms – both En-Suite.
1 Double Bedroom – En-Suite.
1 Single Bedroom – En-Suite.
W.C.



REF: 0HL620L

Second Floor

3 Family Rooms – all En-Suite.
1 Double Bedroom – En-Suite.

EXTERIOR: Car Parking for 1 motor vehicle to the front. Rear Yard.

AGENTS NOTES: All letting bedrooms have room refreshments. The property has gas central heating and double glazing.

BUSINESS: Accounts on application.

TENURE: Leasehold – We are informed there is a 10 Year FRI renewable lease from February 2022 offered at a Rent of £1,000 per calendar month. Incoming tenant to be responsible for the Vendor's and Landlords Legal Fees in this transaction.

PRICE: £24,950 Ingoing

VIEWING: By appointment through Kenricks 01253 420420.

