

**Parisienne Hotel,
240-244 North Promenade,
Blackpool**

REF: 00H848L

- * **Development Opportunity**
- * **62 Bedroom Hotel – All En-Suite**
- * **North Shore, Blackpool**
- * **Situated on the Prestigious North Promenade**
- * **Substantial 3 Block 5 Storey Property**
- * **Building Occupies a Floor Plate of approx 528.32 sq m (5,687 sq ft).**
- * **Site Area is approx 0.053 ha (0.131 acres)**
- * **Currently Not Trading**
- * **In Need of Renovation**
- * **Priced to Sell**
- * **Car Parking for 4 Motor Vehicles**
- * **Passenger Lift**
- * **Tremendous Potential**
- * **Viewing Recommended**



DESCRIPTION: Kenricks are delighted to offer this 62 bedroom hotel for sale.

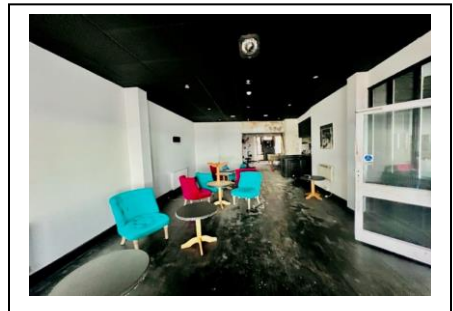
This substantial 3 block 5 storey sea front property occupies a prominent position in North Shore Blackpool.

The hotel has not been trading for a number of years and requires extensive refurbishment which is reflected in the low asking price for a property of this size.

Viewing recommended.

Ground Floor

- Main Entrance leading to:
- Reception area and office.
- Bar Lounge.
- Dining Room.
- Kitchen.
- Office.
- Utility Area.
- 3 Family Bedrooms – All En-Suite.
- 1 Double Bedroom – En-Suite.
- 1 Twin Bedroom – En-Suite.



Lower Ground Floor

Bar lounge with dance floor.
Ladies and Gents toilets.



First Floor

Large open plan area with panoramic views over the Irish Sea.

- 5 Family Bedrooms – All En-Suite.
- 7 Double Bedrooms – All En-Suite.
- 3 Twin Bedrooms – All En-Suite.
- 3 Single Bedrooms – All En-Suite.
- Laundry Room.



Second Floor

- 2 Family Bedrooms – Both En-Suite.
- 9 Double Bedrooms – All En-Suite.
- 3 Twin Bedrooms – All En-Suite.
- 4 Single Bedrooms – All En-Suite.

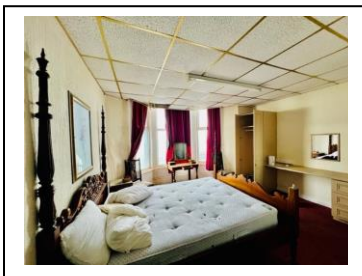
Third Floor

- 8 Double Bedrooms – All En-Suite.
- 1 Twin Bedroom – En-Suite.
- 1 Single Bedroom – En-Suite.



Fourth Floor

- 2 Family Bedrooms – Both En-Suite.
- 4 Double Bedrooms – All En-Suite.
- 2 Twin Bedrooms – Both En-Suite.
- 3 Single Bedrooms – All En-Suite.



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EXTERIOR: Small car park to the front providing parking for 4 motor vehicles for guests. Small yard area to the rear.

AGENTS NOTES: The hotel has not traded for a number of years and there is some evidence of vandalism withinside the hotel.

BUSINESS: There are no trading accounts available as the hotel has not traded for a number of years.

TENURE: Freehold.

PRICE: £475,000

VIEWING: By appointment through Kenricks 01253 420420.

