Marlow Lodge,
76 Station Road, Blackpool

REF: 00H921L



- **12 Bedroom Licensed Hotel - All En-Suite**
- **South Shore, Blackpool**
- **Close to Entertainments, Shops and Amenities**
- **In Immaculate Order Throughout**
- **Caters for 30 Guests**
- **2 Bedroom Private Accommodation**
- **Car Park for 3 - 4 Motor Vehicles**
- **Well Established Business**
- **Viewing Highly Recommended**

DESCRIPTION: Kenricks are delighted to offer this immaculate 12 Bedroom Licensed Hotel for Sale.

A rare opportunity to purchase such a well presented, established business in the heart of South Shore, Blackpool.

The Hotel is maintained to a high standard throughout and is situated close to South Pier, Pleasure Beach and the Promenade.

Ground Floor
Entrance Hall.
Reception.
Open Plan Dining Room / Sun Lounge with Karndean flooring with seating for 30 diners.
Fitted Kitchen with non-slip flooring and a range of catering equipment and utensils to cater for all guests.

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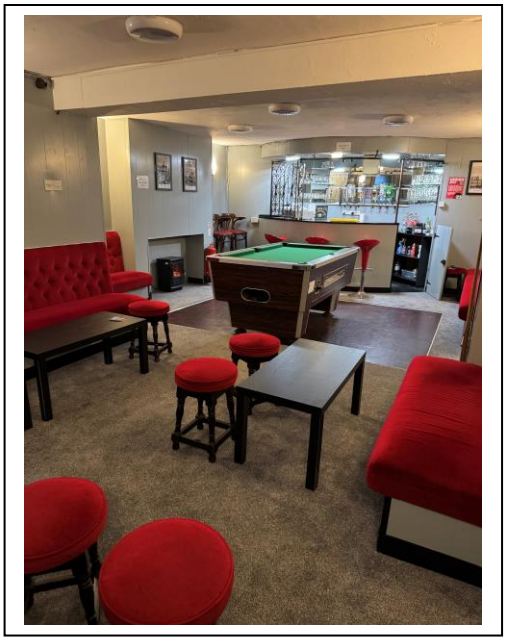
Private Accommodation:
Lounge.
Master Bedroom.
Double Bedroom.
Bathroom comprising 3-piece suite with shower over bath.



Lower Ground Floor
Bar Lounge with dance floor and bench seating.
The bar has a range of optics.
The Lounge Area has pool table.
Office
Ladies & Gents Toilets.

First Floor
2 Family Bedrooms – both En-Suite.
3 Double Bedrooms – All En-Suite.
1 Double Bedroom with king size bed – En-suite WC
Store Cupboard

Second Floor
1 Family Suite comprising 2 Double Bedrooms (can be split) - Both En-Suite.
1 Family Bedroom – En-Suite
1 Double Bedroom – En-Suite.
1 Single Bedroom – En-Suite.
1 Double Bedroom with king size bed– En-Suite
1 Four Poster Bedroom – En-Suite

AGENTS NOTES: All letting bedrooms have TV's, room refreshments and hairdryers. The hotel is double glazed and has central heating. We are informed a brand new Worcester Boiler has been fitted and the electrics updated with a current electrical safety certificate.

EXTERIOR. Enclosed, paved garden area to the front with seating for guests. Enclosed yard to the rear with sheds for storage. Car providing parking for 3 - 4 motor vehicles.

BUSINESS: Accounts on application

TENURE: Freehold

PRICE: £205,000 or Nearest Offer.

VIEWING: By appointment through Kenricks 01253 420420

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