

**West Vale Villa,  
54 Reads Avenue,  
Blackpool**

**REF: 00H004M**

- \* **15 Bedroom Licensed Hotel – 14 En-Suite & 1 with own Facilities**
- \* **Town Centre, Blackpool**
- \* **Close to Entertainments Shops & Amenities**
- \* **Substantial Semi-Detached Property**
- \* **Catering for 28 Guests**
- \* **In Lovely Order Throughout**
- \* **3 Bedroom Private Accommodation**
- \* **Car Park for 11 Motor Vehicles**
- \* **Viewing Recommended**

**DESCRIPTION:** Kenricks are delighted to offer For Sale this beautifully appointed 15 Bedroom Licensed Hotel.

The Hotel is situated close to Blackpool's vibrant Town Centre and Entertainments.

**Ground Floor**

Reception.

Guest Lounge which is attractively decorated and has a pool table.

Dining Room with suspended ceiling and seating 34 diners.

Bar Lounge. The Bar is in timber. Lounge Area with bench style seating.

Fitted Kitchen with tiled walls, range of catering equipment and utensils to cater for all guests.

**Private Accommodation:**

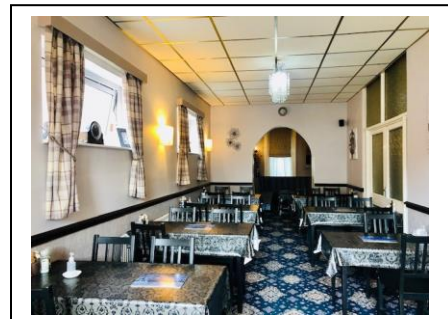
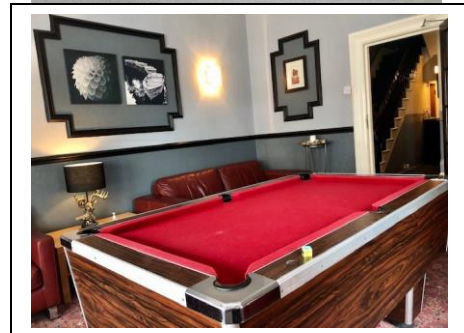
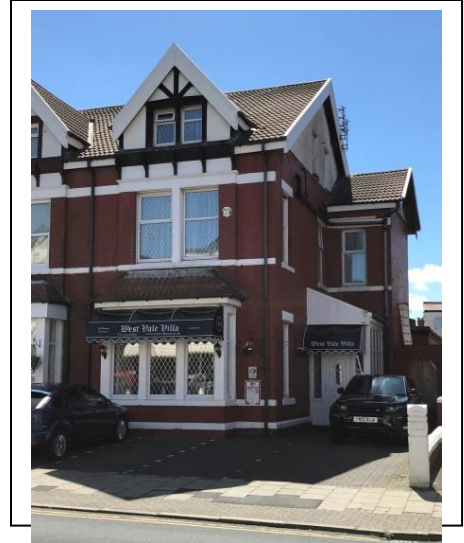
Hallway with built-in wardrobes.

Lounge.

Office.

3 Double Bedrooms.

Bathroom with three-piece suite comprising bath with shower over.



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**Lower Ground Floor**

Cellar Area with Laundry Room Workshop and Storage Room.

**First Floor**

4 Double Bedrooms - All En-Suite.  
2 Family Bedrooms – Both En-Suite.  
2 Single Bedrooms – 1 En-Suite and 1 with separate Shower and Toilet.

**Second Floor**

3 Double Bedrooms - All En-Suite.  
1 Family Bedroom – En-Suite.

**Third Floor**

2 Single Bedrooms – En-Suite.  
1 Double Bedroom – En-Suite.



**AGENTS NOTES:** The Hotel is centrally heated and double glazed.  
All Letting Bedrooms have room refreshments, T.V's and clock radios.

**EXTERIOR:** To the front of the property there is a car park providing parking for 5 motor vehicles. Rear car providing parking for a further 6 motor vehicles.

**BUSINESS:** Accounts on application.

**TENURE:** Freehold

**PRICE:** £235,000

**VIEWING:** By appointment through Kenricks

