

**Glendale Hotel
9 Trafalgar Road,
Blackpool**

REF: 0HL150M

- * **12 Bedroom Licensed Hotel – All En-Suite**
- * **South Shore, Blackpool**
- * **Close to Pleasure Beach, Entertainments & Amenities**
- * **In Good Order Throughout**
- * **Priced to Lease**
- * **3 Bedroom Private Accommodation**
- * **Car Parking for 3 Motor Vehicles**
- * **Viewing Recommended**

DESCRIPTION: Kenricks are delighted to offer this 12 bedroom Licensed Hotel for Lease.

The property is situated within close proximity of the Promenade and many of Blackpool's attractions including the Pleasure Beach and South Pier.

The property benefits from having all En-Suite Bedrooms and a substantial 3 Bedroom Private Accommodation
Car Parking for 3 motor vehicles.
Viewing recommended.

Ground Floor

Main entrance leading to

Hallway

Open plan Guest Lounge and Dining Room with pool table.

Bar lounge with feature timber beamed walls and ceiling.

Kitchen with a range of catering equipment and utensils to cater for all guests.

Double Bedroom En-suite

Lower Ground Floor – Private Accommodation

Lounge / Bedroom

Kitchen

Master Bedroom

Bedroom

Wet Room

Laundry Room/ Utility Room



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First Floor

1 Family Suite comprising
Twin Bedroom
Double Bedroom En-Suite.
2 Family Bedrooms both En-Suite
2 Double Bedrooms both En-Suite.
Shower Room
Toilet



Second Floor

2 Family Bedrooms both En-Suite
4 Double Bedrooms all En-Suite.

EXTERIOR: Paved area to the front of the property. Car park to the rear providing Car Parking for 4 Motor Vehicles.

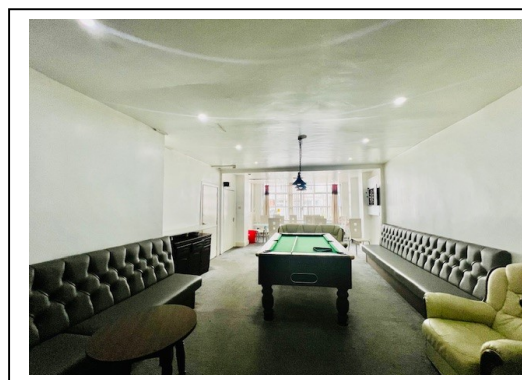
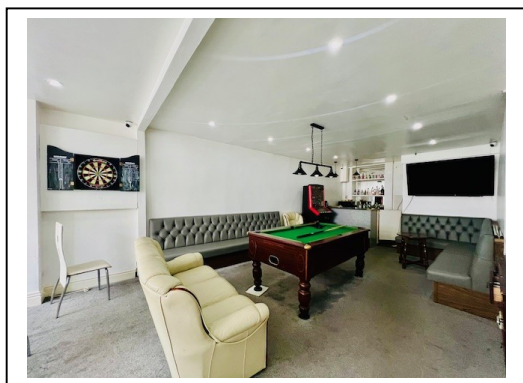
AGENTS NOTES: All letting bedrooms have TV's and room refreshments. The hotel is centrally heated and has part double glazing. L2 fire alarm is installed. The inventory will remain in the ownership of the Landlord on the Lease option.

BUSINESS: Accounts on application

TENURE: Leasehold - we are informed there is a 6 Year Lease from December 2020 offered at a Rent of £14,000 pa.

LEASEHOLD PRICE: £8,000 Ingoing £5,000 Deposit. Landlord Legal Fees.

VIEWING: By appointment through Kenricks.



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