REF: BC167M

The Orbiston
Adelaide Street
Blackpool



- **28 Bedroom Licensed Hotel – All En-Suite**
- **Town Centre, Blackpool**
- **Close to Winter Gardens, Promenade, Entertainments and Amenities**
- **Excellent Trading Position**
- **Competitive Rent**
- **Priced to Lease**
- **2 Private Apartments**
- **Parking for 6 Motor Vehicles**
- **Viewing Highly Recommended**

DESCRIPTION: Kenricks are pleased to offer this 28 Bedroom Licensed Hotel with 2 Private Apartments to Lease.

This substantial double fronted property is situated in the heart of Blackpool's vibrant Town Centre, on the highly desired Adelaide Street. It is an excellent trading position being directly opposite the Winter Gardens.

This hotel is in lovely order throughout and has 2 Private Apartments and needs to be viewed to be fully appreciated.
There is also scope to add more rooms with some updating to the top floor/ roof.

Ground Floor
Main Entrance leading to: Hallway
Open plan Bar & Bar Lounge of substantial proportion incorporating a games area – TV, comfort seating and excellently equipped Bar lounge.
4 x Double Bedrooms - En Suite.
3 x Twin Bedrooms - En Suite.
1 Single Bedroom - En Suite.

Lower Ground Floor
Generous and well appointed Breakfast/Dining Room with tables and chairs.
Breakfast Servery Counter.
Kitchen with a range of appliances.
Utility Room.

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First Floor
4 x Double Bedrooms - En Sute.
3 x Family Bedrooms - En En Suite.
2 x Twin Bedrooms - En Suite.
1 Single Bedroom - En Suite.

Second Floor
3 x Double Bedrooms - En Suite.
1 Twin Bedroom - En Suite.

Third Floor
3 x Family Bedrooms - En Suite.
2 x Twin Bedrooms - En Suite.
1 Double Bedroom - En Suite.



Private Accommodation

2 Bedroom Apartment comprising
Separate Lounge.
Separate Bathroom with Bath, Sink & W.C..
2 x Bedrooms.

1 Bedroom Apartment comprising
Separate Lounge.
Separate Kitchen.
Separate Bathroom.
1 Bedroom.

BUSINESS: Trading Accounts available.

AGENTS NOTES: 3 Boilers enable segregation of supply during busy periods.

TENURE: Leasehold. A New Flexible Lease is offered at a Rent of £30,000pa. The incoming tenant maybe responsible for the Landlord's Legal Fees in this transaction.

PRICE: £89,950 Ingoing

VIEWING: By appointment through Kenricks – 01253 420 420

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