Hotel Royale,
31 - 33 Lord Street,
Blackpool

REF: 00H173M



*** 22 Bedroom Licensed Hotel – All En-Suite**
*** Central Blackpool**
*** Close to Town Centre, Entertainments & Train Station**
*** Double Fronted 3 Storey Property**
*** Priced to Sell**
*** In Good Order Throughout**
*** 2 Bed Private Accommodation**
*** Car Park for 3 Motor Vehicles**
*** Viewing Recommended**

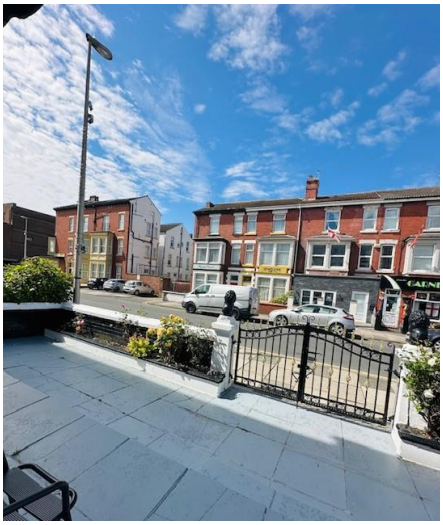
DESCRIPTION: **** FOR SALE BY AUCTION **** On behalf of Pattinson Auctions, Kenricks are pleased to offer this 22 Bedroom Licensed Hotel for sale.

This substantial double fronted mid terraced property is situated in Lord Street Blackpool, being close to the popular Funny Girls Cabaret Bar, Train Station, Town Centre and Entertainments.

Viewing recommended.

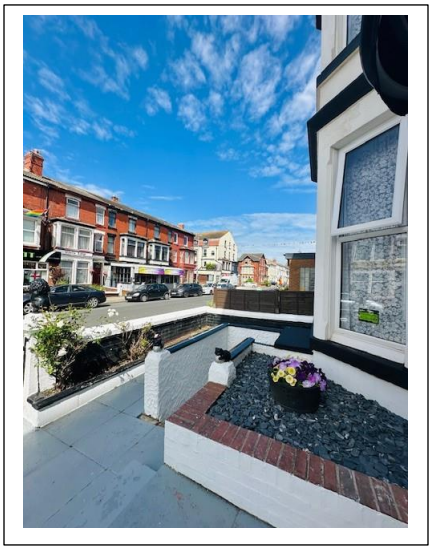
Ground Floor
Main Entrance leading to
Hallway with Reception.
Dining Room - 44 covers - divided over 3 separate rooms with part laminate flooring, servery counter with a range of catering equipment.
Storage Room.
Fitted Kitchen with tiled flooring and a range of catering equipment and utensils to cater for all guests.
Utility Room.

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Private Accommodation
Lounge with feature fireplace.
Master Bedroom with corner bath.
1 double Bedroom – En Suite with shower and toilet.

Lower Ground Floor
Open plan Bar/Lounge area with fitted wood panelled bar, benched seating and tables and chairs. The Bar has a 24-Hour License and a Music License until 12am.
Toilet.
Storage Cupboard.
2 Storage Rooms.



First Floor
3 Double Bedrooms - All En-Suite.
2 Family rooms – En-Suite.
6 Single Bedrooms -En-Suite.
Linen Cupboard.
Storeroom/Shower Room and Toilet.

Second Floor
7 Double Bedrooms - All En-Suite.
4 Single Bedrooms - All En-Suite.
Shower and Toilet.
Linen Cupboard.

EXTERIOR: Enclosed paved area to the front of the property. Courtyard to the rear with adjacent parking for 3 motor vehicles.

AGENTS NOTES: The hotel is double glazed and centrally heated. All letting bedrooms have TV's and room refreshments. L2 Fire System installed. CCTV installed. Combi Boiler and separate boiler for hot water to supply the showers.
Sale subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: Accounts on application.

TENURE: Freehold

STARTING BID: £ 260,000

VIEWING: By appointment through Kenricks 01253 420420.

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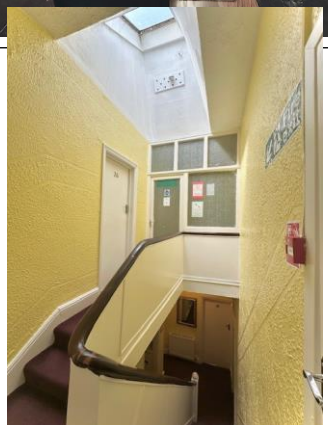














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