

**Raffles Hotel  
73-75 Hornby Road  
Blackpool**

**REF: 00H228M**

- \* **14 Bedroom Licensed Award Winning Hotel – All En-Suite**
- \* **Central Blackpool**
- \* **Close to The Winter Gardens, Entertainments & Amenities**
- \* **Substantial Double Fronted 3 Storey Property**
- \* **In Lovely Order Throughout**
- \* **Busy All Year Round Trading Location**
- \* **Catering for 29 Guests**
- \* **Strong Trading Accounts**
- \* **4 Star Gold Accredited Hotel**
- \* **2 Bedroom Private Accommodation**
- \* **Car Parking for 5 Motor Vehicles**
- \* **Viewing Highly Recommended**



**DESCRIPTION:** Kenricks are pleased to offer this beautifully appointed 14 bedroom Licensed Hotel for sale.

This substantial 3 storey double fronted Hotel is situated in the busy all year round trading location of Hornby Road, Central Blackpool being close to entertainments and amenities and Blackpool's new central 360 million redevelopment area.

The Award winning 4 star gold guest house also has a breakfast award and a 9.6 rating on Booking .com and has just been nominated for a Travel and Hospitality award, is presented in excellent order throughout and benefits from having forecourt car parking for guests. The hotel has been awarded Boutique Hotel of the Year- Lancashire 2025/26.

Viewing highly recommended.

**Ground Floor**

Main Entrance leading to:

Reception Area with reception desk.

Hallway leading to:

Open Plan Lounge and Bar Area with fitted bar, feature fireplace, tables and leather seating.

Ladies & Gents Toilets

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Dining Room with wood effect flooring and alcove style seating.

1 Twin Bedroom – En Suite

Fully Fitted Commercial Kitchen with a range of catering equipment and utensils catering for all guests.

Beer Cellar

### **Private Owner's Accommodation**

Lounge

2 Double Bedrooms - Both En-Suite

Private courtyard at the rear of the hotel, which is accessible through the owner's lounge and has a seating area with asphalt flooring and artificial grass.

### **First Floor**

5 Double Bedrooms - All En-Suite

1 King Size - En-Suite

1 Twin Bedroom – En-Suite

2 Single Bedrooms – En-Suite

### **Second Floor**

2 Family Suites:

1 Suite comprising of a Double Bedroom & Twin Bedroom En-Suite.

1 Suite comprising of a Double Bedroom & Single Bedroom En-suite.

2 Double Bedrooms – Both En-Suite

**EXTERIOR:** Car Parking to the front providing parking for 5 Motor Vehicles. Private yard to the rear with outhouse.

**AGENTS NOTES:** All letting bedrooms have flat screen TVs and room refreshments. The hotel is centrally heated and has double glazing. L2 fire alarm is installed.

**BUSINESS:** Accounts on application

**TENURE:** Freehold.



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**PRICE: Offers Over £299,999**

**VIEWING: By appointment through Kenricks 01253 420420.**

