Pelham Lodge
7-9 General Street
Blackpool

REF: 00H230M

*** 15 Bedroom Hotel – All En-Suite**
*** Central Blackpool**
*** Close to Town Centre, Entertainments & Promenade**
*** Detached Double Fronted 3 Storey Property**
*** Priced to Sell**
*** Strong Trading Accounts**
*** Price Drop - Retirement Sale**
*** In Lovely Order Throughout**
*** 4 Star AA Rated**
*** Catering for 36 Guests**
*** Private Accommodation**
*** Car Parking for 7 Motor Vehicles**
*** Viewing Highly Recommended**

DESCRIPTION: **** FOR SALE BY AUCTION **** On behalf of Pattinson Auctions, Kenricks are pleased to offer this 15 Bedroom Hotel for sale.

UNIVERSITY OPENING SEPT 2028 - PROPERTY COULD BE USED AS STUDENT ACCOMMODATION SUBJECT TO PLANNING PERMISSION

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

The Hotel is in lovely order throughout which is reflected in the 4 Star AA rating which it has received, it also benefits from having car parking for 7 Motor Vehicles at the rear of the property.

The property could be used as student accommodation, given local plans to open a university in 2028, subject to planning permission.

Viewing Highly Recommended.

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Ground Floor
Main Entrance leading to vestibule.
Impressive Hallway with Reception.
Dining Room with chandelier lighting and seating for guests.
Guest Lounge with feature fireplace.
Fitted Kitchen with non-slip flooring and a range of catering equipment and utensils to cater for all guests.
1 Twin Bedroom – En-suite.
1 Double Bedroom – En Suite with Jacuzzi Bath.

Lower Ground Floor
Large Area currently used as a Puppet Museum, but this area could be used for a multitude of purposes.
Toilet x 2.
This area has two entrances, one at the back and one at the front, distinct from the main hotel entrance door.

Private Accommodation
Open Plan Lounge/ Kitchen /Diner.
Master Bedroom.
Shower & Toilet.

First Floor
2 Triple Bedrooms with Jacuzzi Bathrooms
4 Double Bedrooms – All En-Suite.
1 Twin Bedroom - En Suite

Second Floor
2 Family Bedrooms both En-Suite
2 Double Bedrooms All En-Suite.
2 Twin Bedrooms both En-Suite.

EXTERIOR: Enclosed paved area to the front of the property. Car Park to the rear providing parking for 7 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.
Sale subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: Accounts on application.

TENURE: Freehold

STARTING BID: £ 290,000

VIEWING: By appointment through Kenricks 01253 420420.

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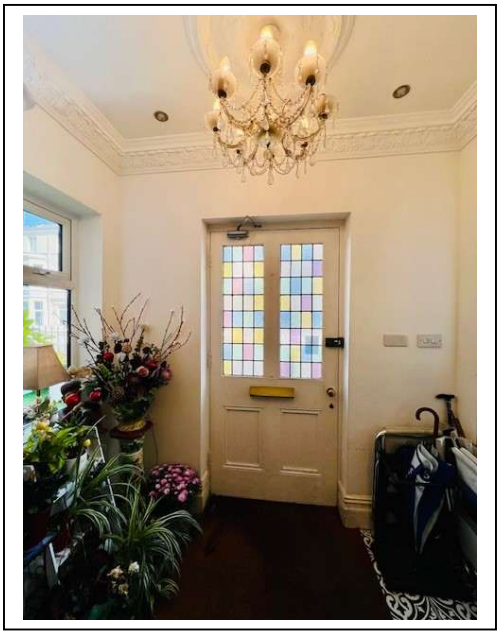

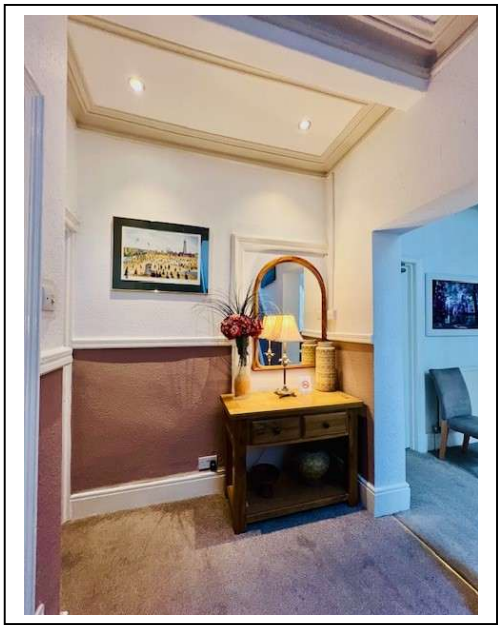

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