

**New Kent Hotel
12 Knowle Avenue,
Blackpool**

REF: 00H237M

- * **12 Bedroom Hotel – 11 En-Suite**
- * **North Shore, Blackpool**
- * **Close to the Prestigious Queens Promenade**
- * **In Good Order Throughout**
- * **Substantial 3 Storey Property**
- * **3 Bedroom Private Accommodation**
- * **Garage**
- * **Priced to Sell**
- * **Viewing Recommended**

DESCRIPTION: *FOR SALE BY AUCTION* On behalf of Pattinson Auctions, Kenricks are delighted to offer this 12 Bedroom Hotel for sale.



This substantial semi-detached 3 storey property is situated in the desirable location of Knowle Avenue, close to the prestigious Queens Promenade in North Shore Blackpool.

This deceptively large period property is in good order throughout and benefits from having 3-bedroom private accommodation to the ground floor.

Viewing recommended.

Ground Floor

Vestibule Entrance with reception desk leading to:

Wide Hallway and staircase.

Sun Lounge Area.

Guest Lounge with leather seating.

Traditional Open Plan Dining Room with high ceilings.

Fitted Kitchen with wall and base units and a range of catering equipment to cater for all guests.

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Private Accommodation

Lounge.

3 Bedrooms.

Bathroom comprising 3-piece suite with shower over bath.

First Floor

1 Family Suite Comprising Double Bedroom – En-Suite and Bedroom with bunk beds - En-Suite.

3 Double Bedrooms – All En-Suite and one with bath.

1 Bedroom with bunk beds.

Second Floor

1 Family Bedroom– En-Suite.

3 Double Bedrooms – All En-Suite.

1 Single Bedroom – En-Suite.

EXTERIOR: Small block paved garden to the front and enclosed Yard to the rear.
Garage.

AGENTS NOTES: All rooms have T. V's and room refreshments. The hotel is centrally heated and has double glazing. CCTV installed, L2 fire alarms installed. Sale subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: Accounts on application, we are informed although a trading hotel, the hotel is predominantly used for NHS staff staying there for a few months. Their rents range from £400 - £420 per calendar month.

TENURE: Freehold

STARTING BID: £207,000

VIEWING: By appointment through Kenricks 01253 420420.



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