

**The Brincliffe Hotel
168-170 Queens Promenade
Blackpool**

REF: 00H238M

- * **17 Bedroom Licensed Hotel – All En-Suite**
- * **Bispham, Blackpool**
- * **Situated on the Prestigious Queens Promenade**
- * **Superb Sea Front Location**
- * **Substantial Double Fronted 3 Storey Property**
- * **In Excellent Order Throughout**
- * **Catering for 30 Guests**
- * **Strong Trading Accounts**
- * **3 Bedroom Private Accommodation**
- * **Priced to Sell**
- * **Car Parking for 6 Motor Vehicles**
- * **Private Garden Area with Hot Tub**
- * **Viewing Very Highly Recommended**



DESCRIPTION: **FOR SALE BY ONLINE AUCTION** On behalf of Pattinson Auctions, Kenricks are delighted to offer by Auction, this Rare Opportunity to purchase this Sea Front 17 Bedroom Licensed Hotel.

This substantial 3 storey hotel is situated on the Prestigious Queens Promenade, occupying a prominent location.

The Hotel is presented in lovely order throughout and includes 3 Bed Owners Accommodation, with a Private Garden and Hot Tub.

Viewing Highly Recommended.

Ground Floor

Main Vestibule Entrance leading to:

Reception Area with seating for guests and Hallway.

Fabulous Open Plan Bar Lounge decorated to a high standard with leather seating and sea view.

REF: 00H228M

Open Plan Dining Room with wood effect flooring and fitted commercial units with hot lamps above.

T.V. Lounge with feature fireplace and sea view.

2 Double Bedrooms – both En-Suite and one with disabled access.

1 Twin Bedroom – En-Suite.

2 Single Bedrooms - both En-Suite.

Kitchen with range of catering equipment to cater for all guests.

Still room.

Preparation Area.

Lower Ground Floor

Private Owner's Accommodation

Hallway with built in robes.

Lounge.

3 Bedrooms.

Bathroom comprising 4-piece suite with corner bath, toilet, shower and wash basin.

Office.

Workshop.

Storeroom.

Utility Room.

First Floor

2 Family Bedrooms - both En-Suite.

3 Double Bedrooms - All En-Suite.

2 Twin Bedroom – both En-Suite.

3 Single Bedrooms – All En-Suite.

Second Floor

2 Double Bedrooms with En-Suite
Bathrooms.



EXTERIOR: Car Park to the front providing parking for 6 motor vehicles.

Elevated enclosed Garden area to the rear with artificial lawn, seating and hot tub.

AGENTS NOTES: All letting bedrooms flat screen TVs and room refreshments. The hotel is centrally heated and has double glazing. L2 fire alarm is installed.
Sale subject to the fees, terms and conditions of Pattinson Auctions.

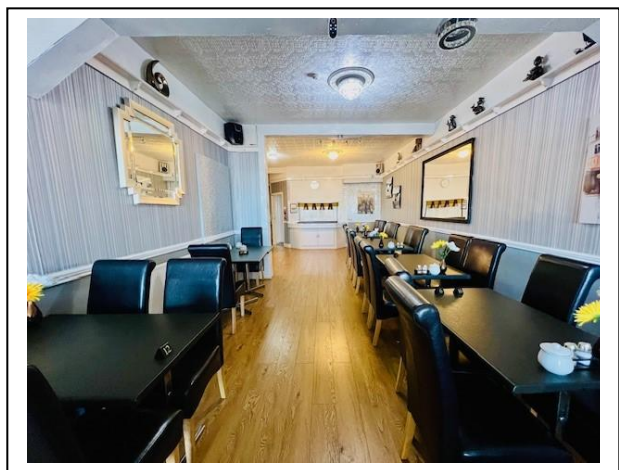
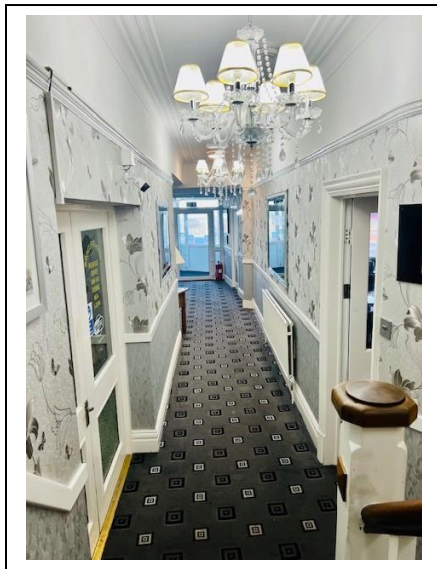
BUSINESS: Accounts on application

TENURE: Freehold.

STARTING BID: £273,000

VIEWING: By appointment through Kenricks 01253420420.

REF: 00H228M



REF: 00H228M

