

**Helmshore Hotel
24-28 Charnley Road
Blackpool**

REF: 00H257M

- * **35 Bedroom Licensed Hotel – All En-Suite**
- * **Town Centre, Blackpool**
- * **Close to Promenade, Shops & Amenities**
- * **Substantial Double Fronted Property**
- * **Equipped for 95 Guests**
- * **Private Accommodation**
- * **In Good Order Throughout**
- * **4 Passenger Lift to All Floors**
- * **Car Parking for 5 Motor Vehicles**
- * **Viewing Recommended**



DESCRIPTION: **FOR SALE BY AUCTION** On behalf of Pattinson Auctions, Kenricks are delighted to offer this 35 Bedroom Licensed Hotel for sale.

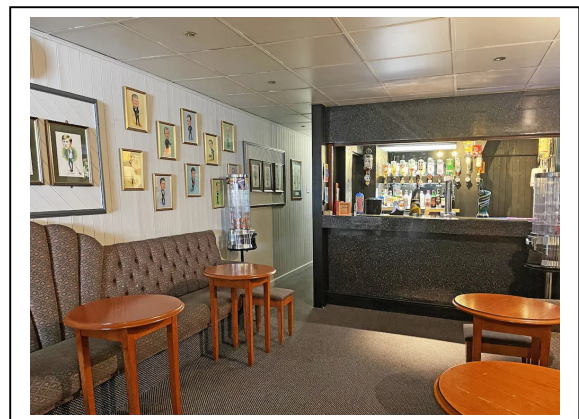
The hotel is situated on the popular Charnley Road in the heart of Blackpool's vibrant town centre, within walking distance of the Promenade, local amenities and Entertainments.

Ground Floor

Vestibule Entrance Lobby.
Residents Lounge.
Reception Lounge and Office.
Toilet.
3 Family Bedrooms – all En Suite.
1 Double Bedroom – En-Suite.
1 Twin Bedroom – En-Suite.

Private Accommodation

Lounge and Office.
Kitchenette.
2 Double Bedrooms – both En-Suite.
Toilet.
Utility Room.



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Lower Ground Floor

Cabaret Room with Stage Area, parquet flooring, upholstered seating through to Bar Lounge with fitted bar counter, upholstered seating.

Ladies and Gents Toilets.

Dining Room with 80 covers.

Kitchen with tiled flooring, full stainless steel extraction unit, double bowl stainless steel sink unit, Hobart steam convection oven, 10 burner commercial cooker, Baine Marie, Hobart Dishwasher, hot cupboard, fridges, freezers, etc.

Dry Goods Store.

Fridge Room.

First Floor

5 Family Bedrooms – all En-Suite.

2 Treble Bedrooms – both En-Suite.

3 Double Bedrooms – both En-Suite.

2 Twin Bedrooms – both En-Suite.

Second Floor

4 Family Bedrooms – all En-Suite.

2 Treble Bedrooms – all En-Suite.

5 Double Bedrooms – all En-Suite.

2 Twin Bedrooms – both En Suite.

Third Floor

1 Family Bedroom – En-Suite.

1 Double Bedroom – En-Suite

3 Twin Bedrooms – all En-Suite.



EXTERIOR: Rear Parking for 5 motor vehicles, smoking patio off bar, boiler house, utility and storeroom.

AGENTS NOTES: Sale subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: A full inventory will be prepared prior to exchange of contracts. The hotel is equipped for 95 guests. Accounts available on application.

TENURE: Freehold.

STARTING BID: £425,000

VIEWING: By appointment through Kenricks 01253 420420

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