

**Danescourt Lodge
14, Station Road
Blackpool**

REF: 00H316M

- * 14 Bedroom Hotel – 13 En-Suite
- * South Shore, Blackpool
- * Close to Entertainments & Amenities
- * In Lovely Order Throughout
- * Substantial Mid Terraced 3 Storey Property
- * Forecourt with Seating for Guests
- * Garage with Additional Parking for 1 Vehicle
- * Discounted Price to Sell
- * Viewing Highly Recommended



DESCRIPTION: **FOR SALE BY AUCTION** On behalf of Pattinson Auctions, Kenricks are delighted to offer the opportunity to purchase this 14 bedroom hotel for sale.

This substantial 3 storey mid terraced property is situated in the heart of Blackpool's South Shore, with the Sandcastle and Pleasure Beach being within a few minutes' walk away.

The vendor has advised they would consider offering a leaseback option to the next owner.

The property needs to be viewed to be fully appreciated.

Ground Floor

Stylish Entrance with impressive Hallway leading to:

Sunlounge

Games Room with bench seating and part laminate flooring, Bar with optics and pumps (not currently in use)

Accessible Toilet

1 Spacious Family Room - En -Suite

1 Family Room – En-Suite

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Lower Ground Floor

Dining Room with seating for 40 diners and highchair facilities.

Self Service Breakfast area with ceramic tiled flooring.

Stunning Fitted Kitchen comprising fitted wall and base units with island and a range of equipment including a range cooker and extractor.

2 Laundry Rooms.

Stairs leading to ground floor garage.

First Floor

4 Family Bedrooms– All En-Suite.

1 Double Bedroom – En-Suite.

1 Twin bedroom – En-Suite

Second Floor

3 Family Rooms - All – En-Suite.

1 Double Bedroom – En-Suite.

1 Twin Bedroom – En- Suite

1 Family Bedroom with hand washbasin

Separate Shower & Toilet

Storage Cupboard



EXTERIOR: Small garden area to the front with easily maintained courtyard. Garage to the rear.

AGENTS NOTES: The hotel is centrally heated and has double glazing. All letting bedrooms have TV's and refreshments. L2 Fire System. The adjoining two hotels are also available for sale, offering a potential of 37 Bedrooms.
Sale subject to the fees, terms and conditions of Pattinson Auctions.

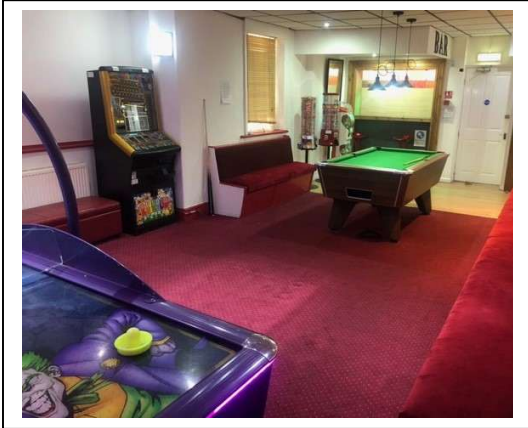
BUSINESS: We have been informed that the average revenue for the last three years has been £125,000 plus and average EBITDA for last three years has been 26%, potential to increase if owner operated and staff levels reduced. Accounts on application.

TENURE: Freehold

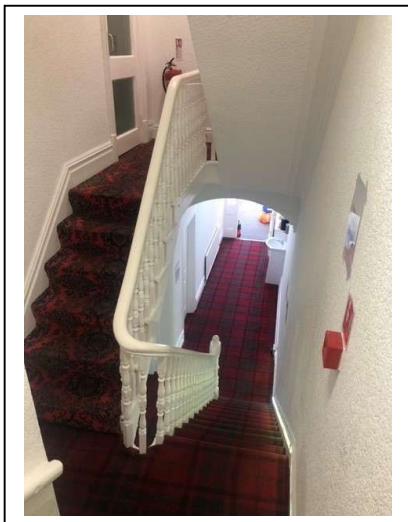
STARTING BID: £150,000

VIEWING: By appointment through Kenricks 01253 420420.

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