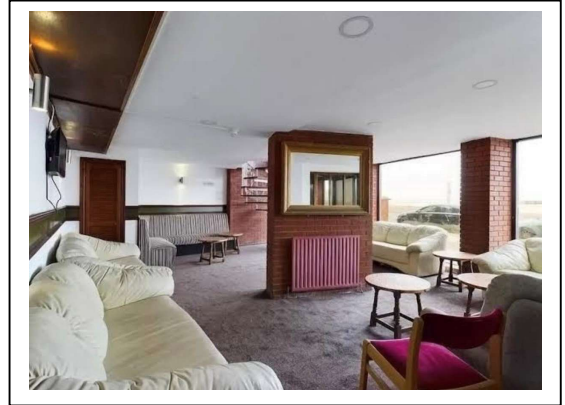


**Jini Hotel  
416-418 North Promenade  
Blackpool**

**REF: OHL333M**

- \* 28 Bedroom Licensed Hotel – All En-Suite
- \* North Promenade, Blackpool
- \* Superb Promenade Location
- \* 5 Storey Period Building
- \* In Need of Renovation
- \* 1 Bed Private Accommodation
- \* Car Parking for 2 Motor Vehicles
- \* Passenger Lift not Operating
- \* Spa not Currently in Use
- \* Garage
- \* Viewing Recommended



**DESCRIPTION:** Kenricks are pleased to offer this 28 Bedroom Licensed Hotel to Lease.

This substantial 5 storey property is situated on the prestigious North Promenade with panoramic views over the Irish Sea.

The Hotel has excellent potential and needs to be viewed to be fully appreciated.

**Lower Ground Floor**

Entrance leading to:

Main Reception.

Bar / Lounge with bench seating, panelled bar and ceramic tiled flooring.

Still Room.

**Ground Floor**

Reception.

Lift.

Sun Lounge.

Dining Room.

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

Utility Room.

Staff Room with Toilet.

**REF: OHL333M**

**Ground Floor Continued**

Swimming Pool with 2 x Changing Rooms (Currently not in use)  
Spa Room with Sauna, Jacuzzi, 2 x Steam Rooms, Sun Shower and 2 x Shower Rooms. (Currently not in use)  
Accessible Toilet.  
2 x Toilets.  
Storeroom.

**First Floor**

3 Family Bedrooms – En-Suite.  
7 Double Bedrooms – All En-Suite.  
1 Double Bedroom with Toilet and Shower Room.  
2 x Linen Cupboards.

**Second Floor**

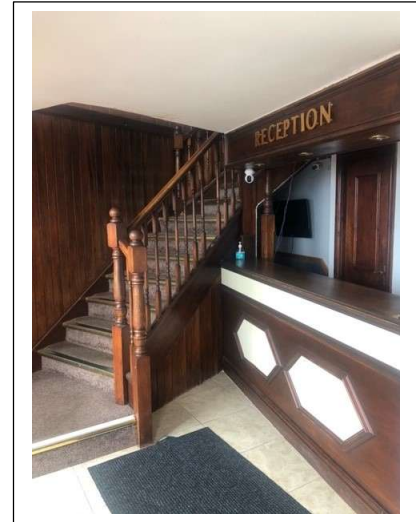
4 Family Bedrooms – All En-Suite.  
6 Double Bedrooms – All En-Suite.  
1 Twin Bedroom – En-Suite.  
1 Single Bedroom – En-Suite.  
Store Cupboard.

**Third Floor**

1 Family Bedroom – En-Suite.  
1 Double Bedroom – En-Suite.  
1 Single Bedroom – En-Suite.

**Private Accommodation**

Lounge.  
1 Double Bedroom.  
Kitchen with wall and base units, vinyl flooring.  
Bathroom with 3-piece suite.  
Storeroom.



**EXTERIOR:** Garage to the rear plus additional parking for 2 motor vehicles.

**AGENTS NOTES:** The Hotel is centrally heated and has double glazing. L2 fire alarm is installed. CCTV is installed.  
TV's and room refreshments to all bedrooms.  
3 Phase Electricity.  
Passenger Lift – Currently out of operation.

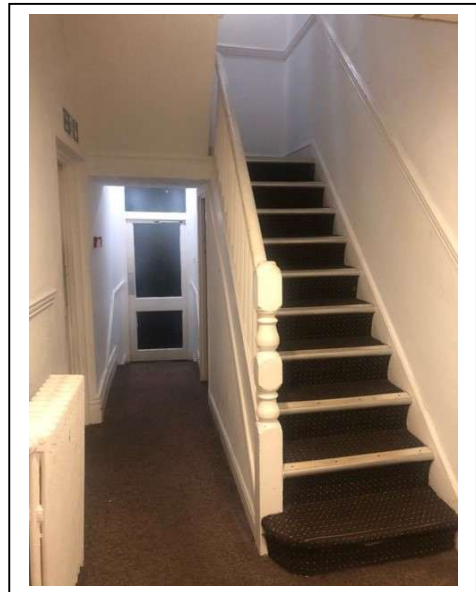
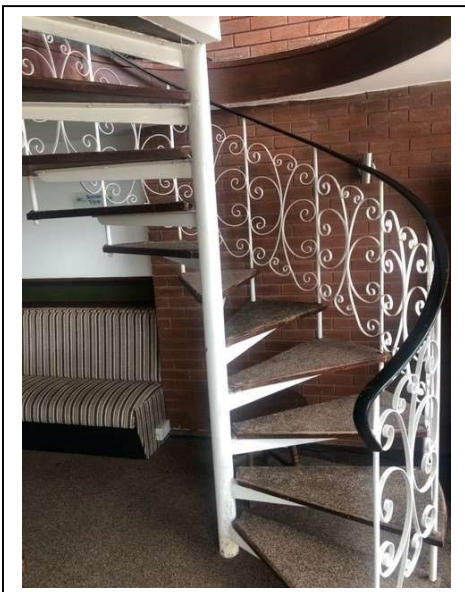
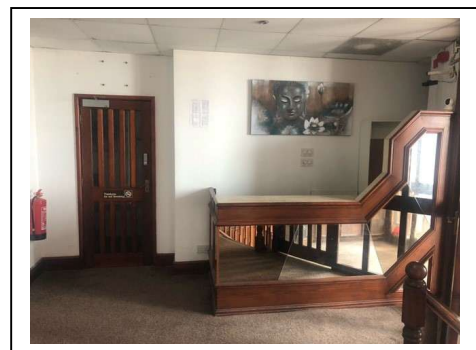
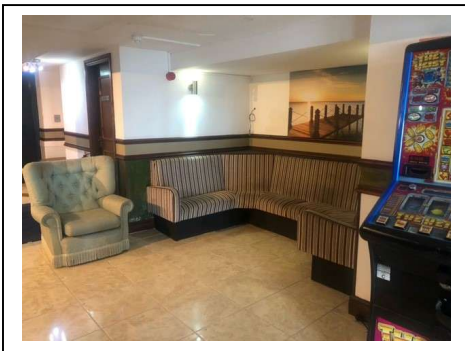
**BUSINESS:** Accounts on application.

**REF: 0HL333M**

**TENURE:** Leasehold. We have been informed there are 4 and a half years remaining on a 7-year lease at a rent of £30,000 per annum. However, the landlord will grant a new flexible lease to the incoming tenant.

**PRICE:** £65,000 Ingoing. The Incoming Tenant may be responsible for landlords' legal fees in this transaction.

**VIEWING:** By appointment through Kenricks 01253 420420.



REF: 0HL333M

