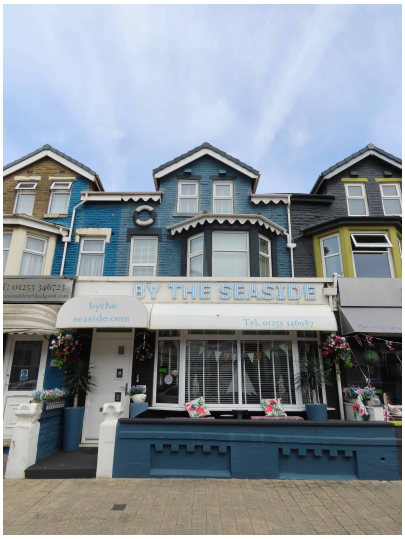
By The Seaside Hotel,
22 St Chads Road,
Blackpool



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* **9 Bedroom Licensed Hotel – All En-Suite**
* **South Shore, Blackpool**
* **Close to Promenade, Entertainments & Amenities**
* **One of the Finest Hotels of its Size on our Register**
* **In Superb Order Throughout**
* **2 Bedroom Private Accommodation**
* **Potential To Increase Trade**
* **Viewing Highly Recommended**

DESCRIPTION: * FOR SALE BY AUCTION** On Behalf of Pattinson Auctions**,** Kenricks are pleased to offer this superbly appointed Licensed Hotel for Sale.

This substantial 3 storey mid terraced property is situated in the busy and popular trading location of St Chads Road in South Shore, Blackpool being close to the Promenade, entertainments and amenities.

The hotel is currently trading at weekends and holiday seasons such as Easter, summer holidays and new year only due to other commitments however, there is potential to increase trade throughout the year.

The hotel is immaculate throughout being maintained to an extremely high standard and needs to be viewed to be fully appreciated.

Viewing highly recommended.

<u>Ground Floor</u>
Vestibule leading to:
Hallway with Reception
Beautifully appointed Bar/Lounge with underfloor heating, wooden panelled bar, bench seating, suspended ceiling and laminate flooring. The bar has pumps and a range of spirits.
Dining Room with 16 covers and breakfast area, suspended ceiling and laminate flooring.
Modern Fitted Kitchen with island and a range of catering equipment and utensils to cater for all guests. Suspended ceiling with integrated lighting and vinyl flooring.

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Private Accommodation:
Lounge with feature fireplace and vinyl flooring.
Double Bedroom.
Shower Room with Shower, Vanity Sink and Toilet with UPVC cladding to walls and vinyl flooring.

Lower Ground Floor



Storage Area.
Still Room with draught master and additional storage.
Double Bedroom – En-suite with 3-piece suite and ceramic tiled flooring.

First Floor
4 Double Bedrooms – All En-Suite.
1 Twin Bedroom – En-Suite.
Toilet.

Second Floor
4 Double Bedrooms – All En-Suite.
Linen cupboard to landing.

AGENTS NOTES: All letting bedrooms have ottoman storage beds, T.V.'s, room refreshments, Fridges with mini bar, bathrobes, fans, safes and Alexas.
The hotel is centrally heated and has double glazing and L2 Fire System.
The property has 2 boilers, so the private accommodation can be heated separately.
The hotel had a new slate roof in 2020. A new fibre glass roof was fitted in 2016 which is maintained every 12 months.

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

EXTERIOR: Enclosed paved area to the front with seating for guests. Decked storage area to the side. Utility Room. Enclosed yard to the rear with pond, electric shutter and potential parking for one vehicle.

BUSINESS: Accounts on Application.

TENURE: Freehold

STARTING BID: **£200,000**

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

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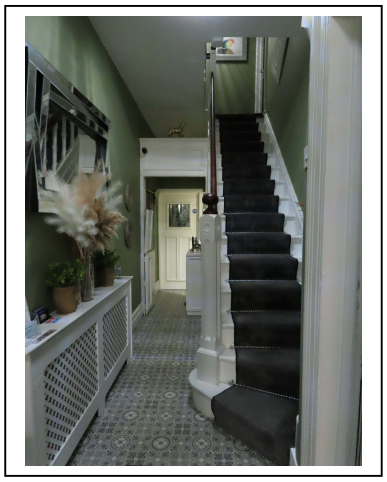

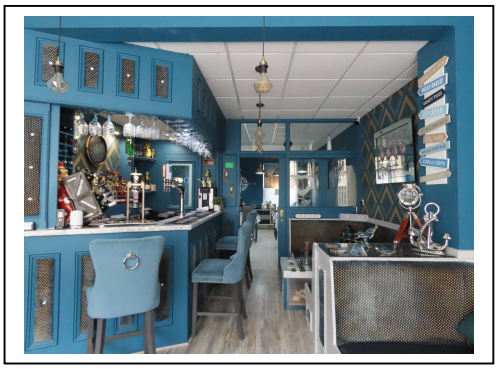

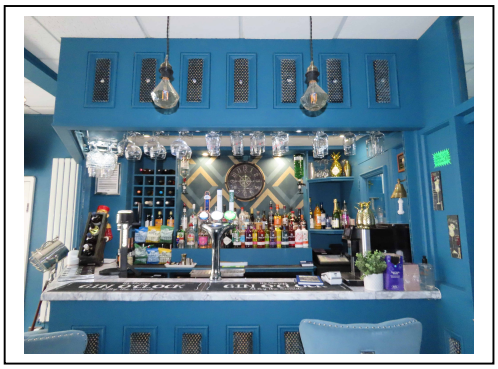

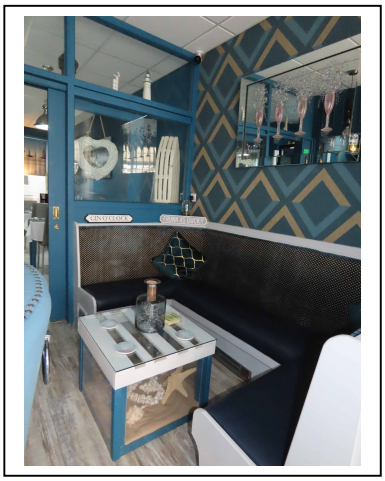





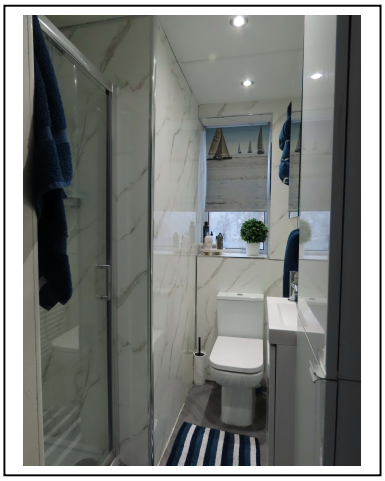







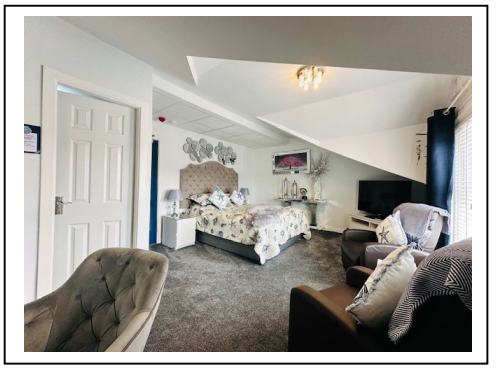

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