

**Birch Villa
32 St Chads Road
Blackpool**

REF: 00H406M

- * **9 Bedroom Licensed Hotel – All En-Suite**
- * **South Shore, Blackpool**
- * **Close to Promenade & Entertainments**
- * **Excellent Condition Throughout**
- * **Exceptional Online Reviews**
- * **Potential to Increase Income as Hotel
has only been Operating in High Season**
- * **Catering for 18 Guests**
- * **1 Bedroom Private Accommodation**
- * **Viewing Highly Recommended**



DESCRIPTION: **FOR SALE BY ONLINE AUCTION** On behalf of Pattinson Auctions Kenricks are delighted to offer this 9 Bedroom Licensed Hotel for Sale. The Hotel is situated in the busy all year-round trading location of St Chads Road, Blackpool, within close proximity of the Prestigious Queens Promenade and many of Blackpool's attractions including the Pleasure Beach.

The hotel is in exceptional condition throughout, with excellent online reviews and needs to be viewed to be fully appreciated.

Ground Floor

Bar / Lounge with space for 20 guests.

Dining Room with tables catering for 18 guests.

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

Private Accommodation

Hallway with Laundry.

Lounge.

Bathroom with 3-piece suite comprising bath, toilet and sink.

Double Bedroom.

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First Floor

1 Family Bedroom - En-Suite.
3 x Double Bedrooms – En-Suite.
Large Utility Room.
Communal Toilet.

Second Floor

2 x Family Bedrooms - En-Suite
3 x Double Bedrooms – En-Suite.
Utility Room.



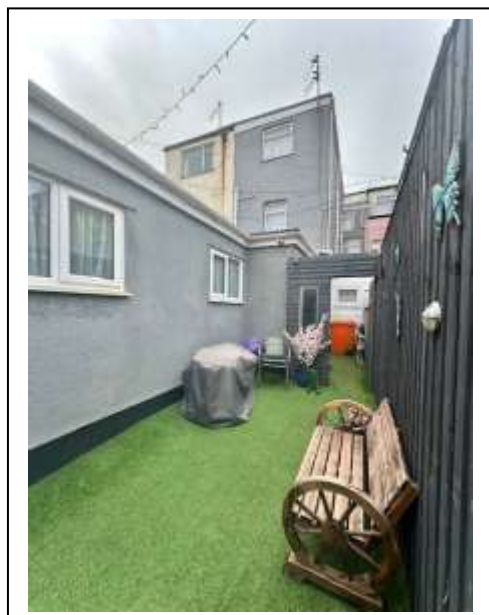
EXTERIOR: Enclosed BBQ area to the rear of the property with artificial grass. Small Paved area to the front.

AGENTS NOTES: The hotel has double glazing and central heating. CCTV installed. 3 Phase Electric. Fibreglass Roofing on the flat roof.
Sale subject to the fees, terms and conditions of Pattinson Auctions.

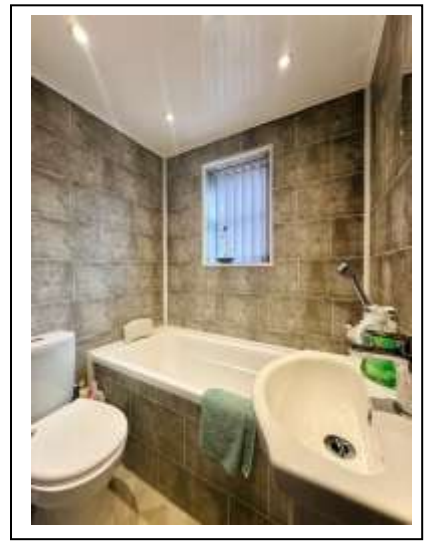
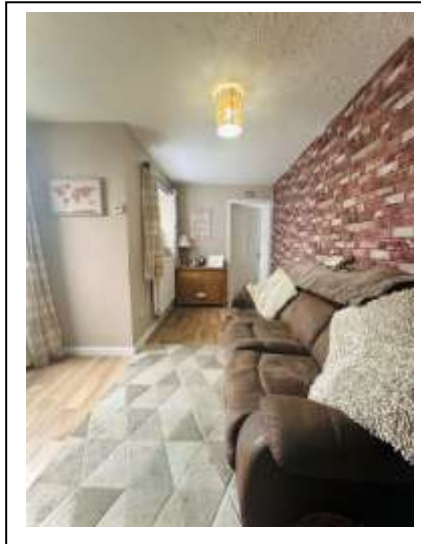
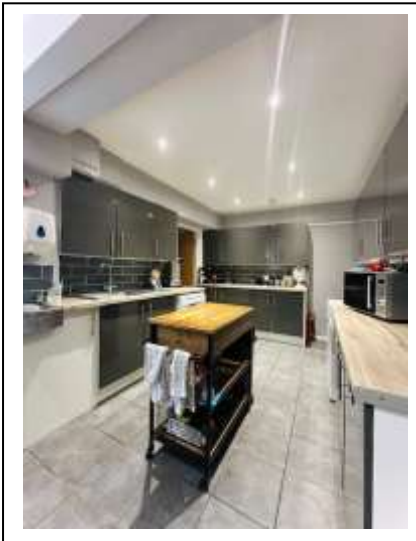
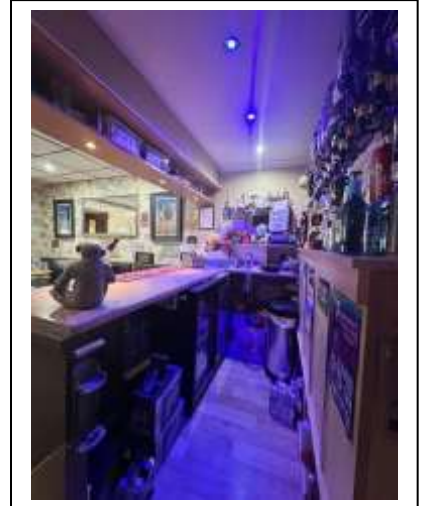
TENURE: Freehold

STARTING BID: £140,000

VIEWING: By appointment through Kenricks 01253 420420



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