

**Hotel Athol
383-385 Promenade
Blackpool**

REF: 00H420M

- * **31 Bedroom Licensed Hotel – All En-Suite**
- * **South Shore, Blackpool**
- * **Situated on The Prestigious South Promenade**
- * **In Good Order Throughout**
- * **Priced to Sell**
- * **Car Parking for 10 Motor Vehicles**
- * **2 Bedroom Private Accommodation**
- * **Operating on a Part Time Basis**
- * **Potential to Increase Turnover**
- * **Viewing Recommended**

DESCRIPTION: **FOR SALE BY ONLINE AUCTION** On behalf of Pattinson Auctions, Kenricks are delighted to offer this 31-bedroom licensed hotel for sale.

This substantial 4 storey sea front property is situated on the prestigious South Promenade in Blackpool, positioned between Central Pier and South Pier being close to entertainments and amenities.

The property is trading on a limited basis due to our client's other commitments and offers great potential to increase trade.

Viewing recommended.

Ground Floor

Main Entrance leading to:

Hallway.

Reception and office.

Bar Lounge with seating for 50 guests and a dance floor and feature bar.

Sunlounge with sofas & pool table.

2 x Toilets.

3 x Double Bedrooms – All En-suite.



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Private Accommodation

Open Plan Lounge / Kitchen.
2 x Double Bedrooms.
Bathroom with shower, toilet and sink.
Laundry / Utility Room x 2.

Lower Ground Floor

Dining Room catering for 50 guests.
Preparation Area with commercial equipment.
Kitchen with a range of catering equipment
and utilities to cater for all guests.
Utility Room.

First Floor

2 Family Bedrooms – All En-Suite.
9 Double Bedrooms – All En-Suite.
1 Single Bedroom – En-Suite.
1 Twin Bedroom – En-Suite.

Second Floor

1 Family Bedroom – En-Suite.
7 Double Bedrooms – All En-Suite.
2 Twin Bedrooms – Both En-Suite.
1 Single Bedroom – En-Suite.

Third Floor

1 Family Bedroom – En-Suite.
3 Double Bedrooms – All En-Suite.



EXTERIOR: Car park to the front providing parking for 10 motor vehicles.

AGENTS NOTES: The hotel is double glazed and has central heating. L2 Fire Alarm System. There are room refreshments and T.Vs to all bedrooms.
Sale subject to the fees, terms and conditions of Pattinson Auctions.

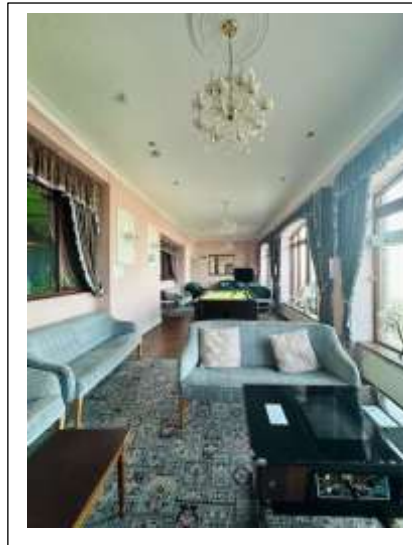
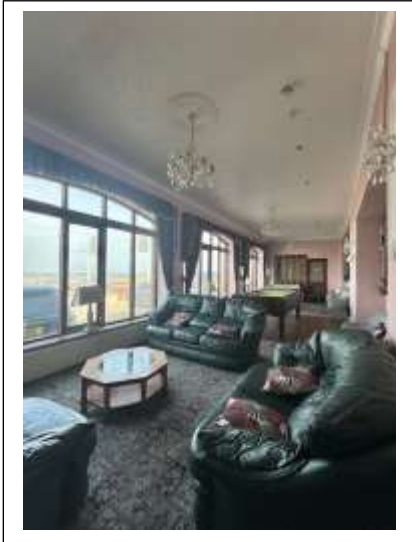
BUSINESS: We are informed the hotel is only trading on limited basis, accounts will be made available on application to reflect this. Potential to increase turnover.

TENURE: Freehold

STARTING BID: £600,000

VIEWING: By appointment through Kenricks 01253 420420.

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