Devon Guest House
39 Woodfield Road
Blackpool

REF: 00H424M



* **10 Bedroom Guest House – All En-Suite**
* **South Shore, Blackpool**
* **Close to Promenade & Entertainments**
* **In Lovely Order Throughout**
* **Currently Operating on a Semi Retired Basis**
* **Potential to Increase Income**
* **Catering for 26 Guests**
* **1 Bedroom Private Accommodation**
* **Viewing Recommended**

DESCRIPTION: **FOR SALE BY ONLINE AUCTION** On behalf of Pattinson Auctions Kenricks are pleased to offer this 10 Bedroom Guest House for Sale.
The Guest House is situated in the busy all year-round trading location of Woodfield Road, Blackpool, within close proximity to the Promenade, Pleasure Beach, entertainments and amenities.

The hotel is in lovely order throughout and needs to be viewed to be fully appreciated.

Ground Floor
Vestibule
Hallway
Lounge / Dining Room with 26 covers.
Former Bar not currently in use.

Private Accommodation
Lounge.
Kitchen with a range of catering equipment to cater for all guests.
Utility Area
Bathroom comprising double shower, vanity sink unit and toilet.
Double Bedroom currently used for storage.
Utility / Laundry Room.

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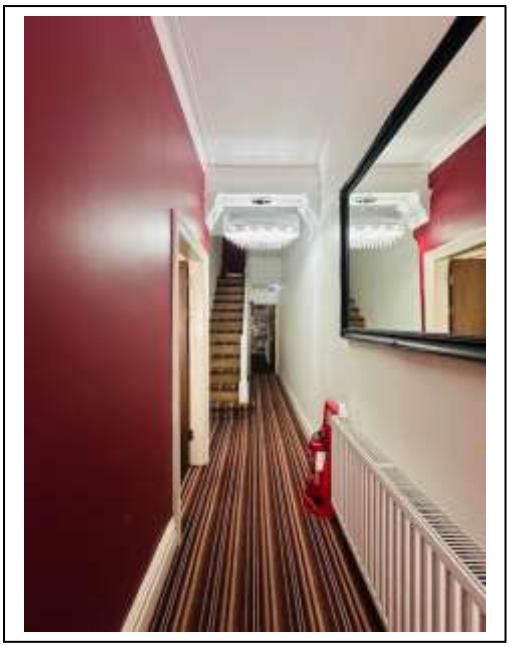
First Floor
1 x Family Bedroom - En-Suite.
3 x Double Bedrooms – En-Suite.
1 x Single Room – En-Suite (currently used for storage)

Second Floor
1 x Family Bedroom - En-Suite.
4 x Double Bedrooms - En-Suite.

EXTERIOR: Enclosed paved seating area to the front for guests and a yard to the side of the property with shed. Parking space for 1 motor vehicle to the rear.



AGENTS NOTES: The hotel has double glazing and gas central heating.
All letting rooms have TVs and room refreshments.
L2 Fire system installed.
Sale subject to the fees, terms and conditions of Pattinson Auctions.

TENURE: Freehold

STARTING BID: £136,000

VIEWING: By appointment through Kenricks 01253 420420





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