

**Aindale Guest House  
24 Palatine Road  
Blackpool**

**REF: 0HL444M**

- \* **5 Bedroom Guest House – All En-Suite**
- \* **Central Blackpool**
- \* **Close to Town Centre, Entertainments & Amenities**
- \* **In Excellent Order Throughout**
- \* **Lounge Seating 12 Guests**
- \* **Priced to Lease**
- \* **1 Bedroom Private Accommodation**
- \* **Viewing Recommended**



**DESCRIPTION:** Kenricks are delighted to offer this 5 bedroom guest house for lease.

This delightful Guest House is situated in Palatine Road in Central Blackpool being close to the new redevelopment area, entertainments, amenities and town centre.

Viewing highly recommended.

**Ground Floor**

Open plan Bar / Lounge and Dining Room. The Bar is in timber and Lounge area with seating for guests.

Fitted Kitchen with a range of catering equipment.

**REF: 0HL444M**

**Private Accommodation**

Bedroom.

Bathroom comprising three-piece suite with shower over bath.

Utility area x 2.

**Lower Ground Floor**

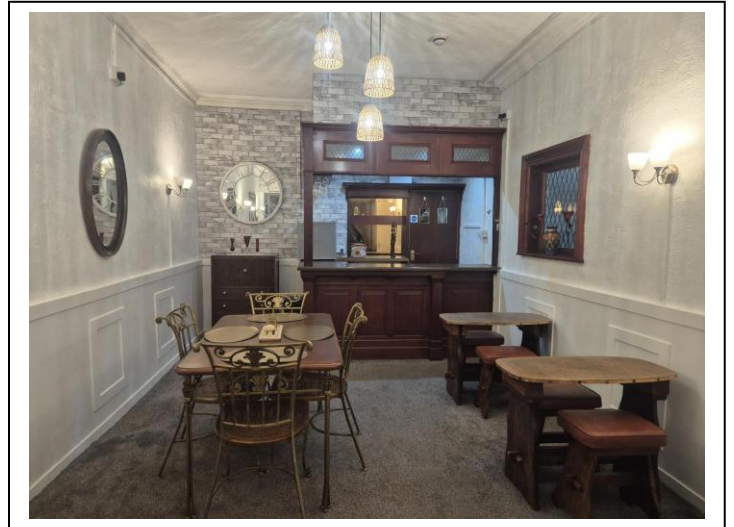
Cellar.

**First Floor**

1 Family Suite comprising double bed and bedroom with bunk-beds - En-Suite.

1 Family Bedroom – En-Suite.

1 Double Bedroom – En-Suite.



**Second Floor**

1 Family Suite comprising Family Bedroom and Bedroom with bunk-beds – En-Suite.

1 Family Bedroom – En-Suite.

**EXTERIOR:** Paved garden area to the front. Covered utility area to the rear.

**AGENTS NOTES:** The property is centrally heated and has double glazing.

L2 fire alarm is installed.

Brand new smart TV and mini fridge in each room. Starlink WIFI throughout.

Modern CCTV System recently installed.

**BUSINESS:** Accounts on application.

**TENURE:** Leasehold – We are informed there is a 5-year renewable Lease from July 2023 at a Rent of £900 per calendar month.

Incoming Tenant may be responsible for the Landlords legal fees in this transaction.

**PRICE:** £17,000 Ingoing

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

REF: 0HL444M

