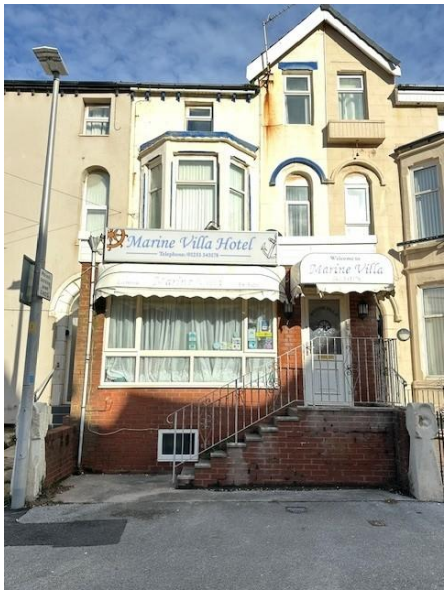
Marine Villa
4 Withnell Road
Blackpool

REF: 00H461M



- **10 Bedroom Hotel – 7 En-Suite**
- **South Shore, Blackpool**
- **Close to Promenade, Pleasure Beach and Entertainments**
- **Currently Not Trading**
- **In Need of Renovation**
- **Priced to Sell**
- **Excellent Potential**
- **3 Bedroom Private Accommodation**
- **Car Park for 1 Motor Vehicle**
- **Viewing Recommended**

DESCRIPTION: **FOR SALE BY ONLINE AUCTION** On behalf of Pattinson Auctions, Kenricks are pleased to offer this 10 bedroom hotel for sale.

This 3-storey mid terraced property is situated in the busy holiday trading location OF Withnell Road in South Shore Blackpool, being very close to the Promenade, Pleasure Beach, Entertainments and Amenities.

The hotel is in need of renovation which is reflected in the price.

Viewing Recommended.

Ground Floor

Vestibule Entrance leading to:
Hallway.
Lounge.
Open Plan Bar Lounge.
Fitted Kitchen with a range of catering equipment.
Office.
Utility Room.

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Lower Ground Floor

Private Accommodation
3 x Bedrooms.
Bathroom.
WC.

First Floor
3 x Family Bedrooms – 2 x En-Suite.
2 x Double Bedrooms with sink.
Shower Room with WC.

Second Floor
2 x Family Bedrooms – both En-Suite.
2 x Double Bedrooms – both En-Suite.
1 x Twin Room – En-Suite.

EXTERIOR: Enclosed Yard / Car park to the rear providing parking for 1 motor vehicle.

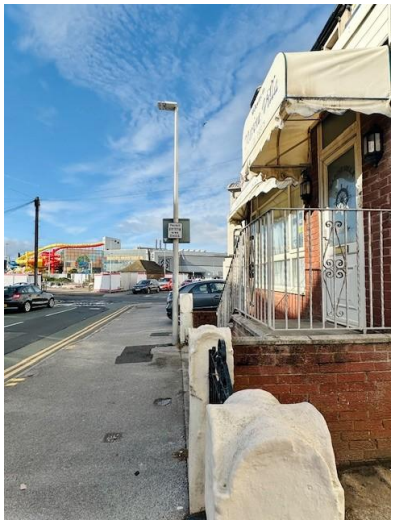
BUSINESS: We are informed the hotel has not traded for the past 8 years. The hotel is in need of renovation and repair.

AGENTS NOTES: The hotel is currently being used as storage for the owners separate baby clothing business, all related stock will be removed prior to sale. Sale subject to the fees, terms and conditions of Pattinson Auctions.

TENURE: Freehold.

STARTING BID: £90,000

VIEWING: By appointment through Kenricks 01253 420420





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