

**Canasta Hotel,  
288-290 North Promenade  
Blackpool**

**REF: 0HL496M**

- \* **30 Bedroom Licensed Hotel – All En-Suite**
- \* **North Shore, Blackpool**
- \* **One of the Most Prestigious Locations on the Coast**
- \* **In Good Order Throughout**
- \* **Substantial Private Owner's Accommodation**
- \* **Car Park for 18 Motor Vehicles**
- \* **Viewing Highly Recommended**



**DESCRIPTION:** Kenricks are delighted to offer this 30 Bedroom Licensed Hotel for leasehold sale.

This substantial double fronted property is situated on arguably one of the most prestigious locations on the Queens Promenade, boasting sea views and being within walking distance to Blackpool's Town Centre, North Pier and attractions.

Viewing is Highly Recommended.

**Ground Floor**

Open Plan Reception and Sun Lounge Area leading through to:  
Delightful Spacious Bar, Wrap Around Lounge and Dining Room.  
Ladies and Gents toilets.

Office.

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

Still Room with washing up area and commercial dishwasher.

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**Private Accommodation – 2 Separate Owner’s Flats**

**Flat 1**

Lounge.  
Master Bedroom.  
Bathroom comprising three-piece suite.

**Flat 2**

Lounge.  
2 Bedrooms.  
Shower and Toilet.

**Lower Ground Floor**

Beer Cellar.  
Laundry Room.  
Storage Rooms.

**First Floor**

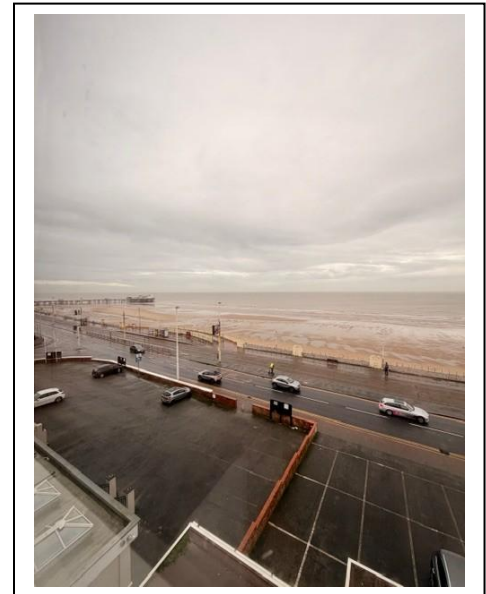
1 Family Suite with double bed and leather settee –  
En-Suite.  
8 Double Bedrooms – All En-Suite.  
4 Family Bedrooms – All En-Suite.  
Store Cupboard.

**Second Floor**

10 Double Bedrooms – All En-Suite.  
4 Family Bedrooms – All En-Suite.  
Store Cupboard.

**Third Floor**

2 Family Bedrooms – Both En-Suite.  
1 Double Bedroom – En-Suite.  
Beauty Treatment Room.  
Store Cupboard.



**EXTERIOR:** Patio balcony area to the front. Car park providing parking for 18 motor vehicles to the front. Car park to the rear for 2 motor vehicles.

**AGENTS NOTES:** All letting bedrooms have TV’s, room refreshments. The hotel is centrally heated by 3 separate boilers and has double glazing. The property has a passenger lift which is currently out of order. The Incoming tenant may be responsible for landlord’s legal fees in this transaction.

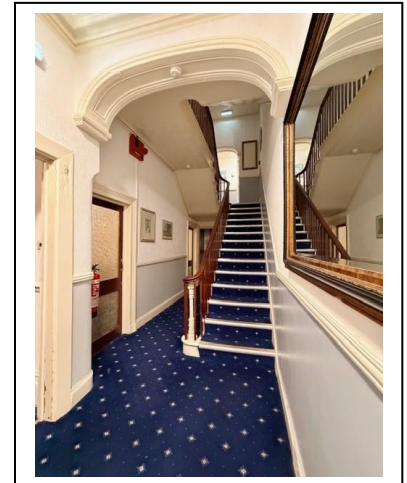
**BUSINESS:** Accounts on application.  
The hotel operator currently charges £10 per car per night for the car park.

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**TENURE:** Leasehold. We are informed that there is a remainder of 5 years on the current lease, at a rent of £3,333 per calendar month.

**PRICE:** £56,000 Ingoing.

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



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