

**Westcliffe Hotel  
46 King Edward Ave  
Blackpool**

**REF: 00H517M**

- \* **9 Bedroom Hotel – 8 En-Suite**
- \* **North Shore, Blackpool**
- \* **Close to the Prestigious Queens Promenade**
- \* **In Stunning Order Throughout**
- \* **Currently Operating on a Mid-Week Only Basis**
- \* **Strong Trading Accounts with Annual Turnover of £65,000**
- \* **Potential to Increase Trade**
- \* **Unique Knitting Hotel**
- \* **Garage to the Rear**
- \* **Priced to Sell**
- \* **Viewing Highly Recommended**



**DESCRIPTION: \*\*FOR SALE BY ONLINE AUCTION\*\*** On behalf of Pattinson Auctions Kenricks are delighted to offer this rare opportunity to purchase this beautifully appointed 9-bedroom Hotel.

The hotel is situated within close walking distance to the prestigious Queens Promenade in North Shore Blackpool.

The premises is in beautiful order throughout and currently operates as a destination hotel for avid knitting aficionados, offering a unique business which has been incredibly successful. The hotel benefits from many return customers as well as new craft enthusiasts alike and has firm bookings in place.

The current business model is based solely off mid-week full board holidays, therefore there is huge potential to increase trade.

The hotel needs to be viewed to be fully appreciated.  
Viewing Highly Recommended

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**Ground Floor**

Vestibule.

Hallway.

Sunlounge – currently used as a gift shop.

Dining Room with potential to cater for 18 guests.

Lounge with sofas and armchairs for 10 guests.

**Private Accommodation**

Lounge.

Fitted Kitchen with wall/base units with a range of catering equipment and utensils to cater for all guests.

Studio / Workshop.

Utility Room.

Toilet with sink.

**First Floor**

1 x Twin Bedroom – En-Suite.

1 x Family Room – En-Suite.

1 x Single Room – En- Suite .

1 x Double Bedroom – En-Suite currently used by the owner.

Utility Room currently used as an Office.

Toilet.

**Second Floor**

3 x Double Bedrooms – All En-Suite.

1 x Single Bedroom – En-Suite.

1 x Double Bedroom currently used as storage.

**EXTERIOR:** Feature Garden area to the front with seating for guests. Small enclosed yard to the rear with Garage.

**AGENTS NOTES:** All letting bedrooms have wall mounted flat screen TV's. The hotel is centrally heated and has double glazing. L2 Fire Alarm System installed.

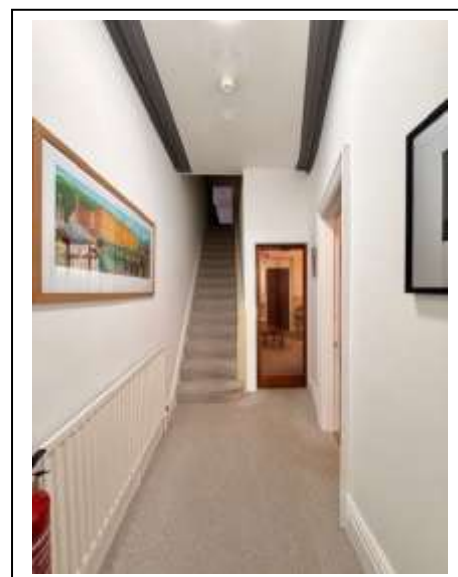
Sale subject to the fees, terms and conditions of Pattinson Auctions.

**BUSINESS:** Accounts on application. We have been informed that the hotel has most recently drawn £65,000 per annum based on mid-week trade only.

**TENURE:** Freehold.

**STARTING BID:** £170,000

**VIEWING:** By appointment through Kenricks 01253 420 420



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