

**The Beaucliffe Continental
& The Beaucliffe Hotel,
20 & 22 Holmfield Road,
Blackpool**

REF: 00H525M

- * **Licensed Hotel 6 En-Suite, Adjoining Guest House 5 En-Suite, Plus Separate 2 Bedroom Chalet.**
- * **North Shore, Blackpool**
- * **Prominent Corner Position**
- * **Close to the Prestigious Queens Promenade**
- * **Substantial 3 Storey Property**
- * **Catering for 34 Guests in Total**
- * **In Lovely Order Throughout**
- * **Strong Trading Accounts**
- * **1 Bedroom Private Accommodation**
- * **Car Parking for 6 Motor Vehicles**
- * **Viewing Highly Recommended**



DESCRIPTION: **FOR SALE BY AUCTION On behalf of Pattinson**

Auctions, Kenricks are delighted to offer this well-run enterprise comprising a Licensed Hotel - 6 Bedroom En-Suite, Adjoining Guest House – 5 Bedroom En-Suite, Plus Separate 2 Bedroom Chalet.

This substantial 3 Storey period property is situated in North Shore Blackpool being close to the prestigious Queens Promenade. The premises have been maintained to a high standard throughout needs to be viewed to be fully appreciated.

Viewing Highly Recommended.

No.20 The Beaucliffe Continental

Ground Floor

Main Entrance leading to:

Hallway.

Open Plan Lounge and Games Room with log burner.

Dining Room catering for 16 guests.

Toilet.

1 Family Bedroom – En -Suite.

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First Floor

2 Family Bedrooms - Both En -Suite.
1 Double Bedroom-En-Suite.
1 Single Bedroom.

EXTERIOR: Garden to the front of the property with artificial grass. Secluded garden area to the rear with seating for 8 guests.
Leading to:

Private Chalet

1 Double Bedroom.
1 Twin Bedroom.
Shower Room with sink & toilet.

No. 22 The Beaucliffe Hotel

Ground Floor

Main Entrance leading to:
Reception.

Dining Room catering for 18 guests.

Fully Fitted Bar (3 Beer lines) with Lounge with seating for 10 guests.

Large Fitted Kitchen with non-slip flooring, wall and base units and a range of catering equipment and utensils to cater for all guests.

Boiler Room with laundry facilities.

Garage.

Private Accommodation

Lounge up to:
Shower room and Bedroom.

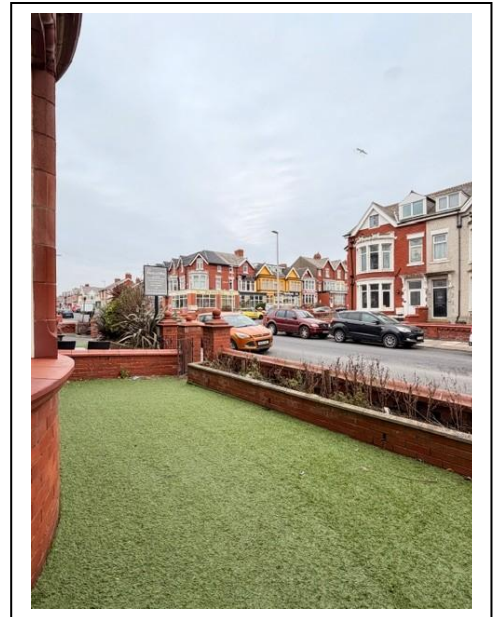
First Floor

1 Family Bedroom – En-Suite.
2 Double Bedrooms – Both En-Suite.
Large Utility Room.

Second Floor

1 Double Bedroom – En-Suite.
1 Family Bedroom – En-Suite.
1 Family Suite comprising Double Bedroom & Twin Bedroom with Bathroom.

EXTERIOR: Car park with parking for 6 motor vehicles. Garden to the front of the property with artificial grass.



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AGENTS NOTES: Both Businesses each have their own individual electric supply, are centrally heated (via a shared supply) and have double glazing. All letting bedrooms have Smart TV's, mini fridges and room refreshments. There is significant loft space in number 20 which could be used for an additional 2 double bedrooms subject to planning permission. L2 Fire alarm is installed. Sale subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: Accounts on application.

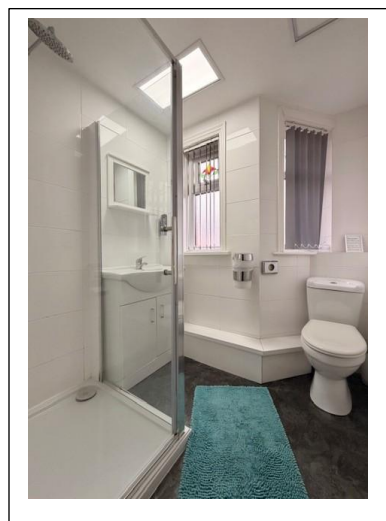
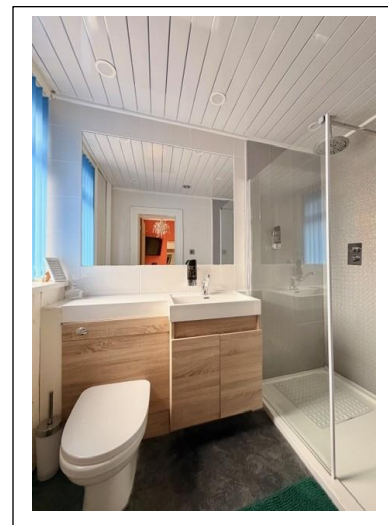
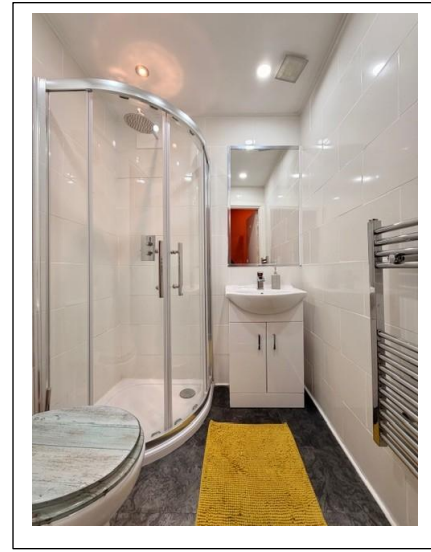
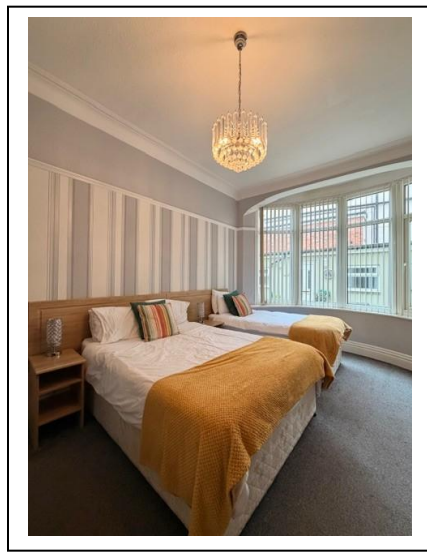
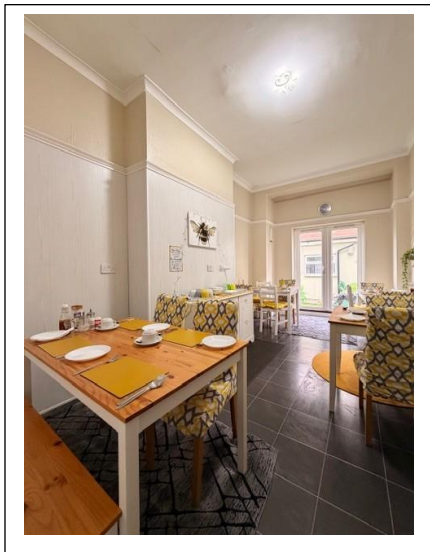
TENURE: Freehold.

STARTING BID: £ 280,000.

VIEWING: By appointment through Kenricks 01253 420420.



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