

**425 Promenade,  
Blackpool**

**REF: 00F540M**

- \* **5 Luxury Self Contained Holiday Apartments Plus Coffee Shop / Ice Cream Parlour**
- \* **Situated on the Prestigious Queens Promenade**
- \* **Close to Entertainments & Amenities**
- \* **Renovated and Decorated to an Exceptional Standard Throughout**
- \* **Ideal for Air B & B**
- \* **Substantial 4 Storey Property**
- \* **Sea Views**
- \* **Huge Potential**
- \* **Viewing Highly Recommended**

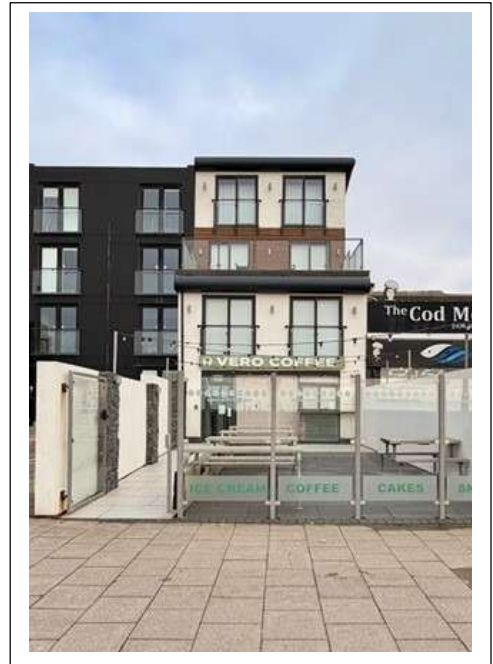
**DESCRIPTION: \*\* FOR SALE BY AUCTION\*\***

On behalf of Pattinson Auctions, Kenricks are delighted to offer these 5 Luxury Self-Contained Holiday Apartments Plus Coffee Shop / Ice Cream Parlour for sale.

This substantial 4 storey property is on a prominent position on the prestigious South Promenade, close to the South Pier and Blackpool Pleasure Beach and overlooking the Irish Sea. Also close to accessible transport system to be able to travel further North and into local town.

The property is in immaculate order throughout, decorated and furnished to an exceptional standard with a back to brick renovation throughout and needs to be viewed to be fully appreciated.

Viewing is highly recommended.



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**Ground Floor**

**Retail Unit**

Kitchen/Serving station.  
Customer seating area.  
WC.  
Boiler Room.

**Private Accommodation**

Kitchen.  
Living Room.  
Bedroom.  
Bathroom.  
WC.

**Stairs to:**

**Apartment 1**

Open plan Kitchen/Diner/Living Area.  
2 Double Bedrooms – Both En-Suite.

**Apartment 2**

Open plan Kitchen/Diner/Living Area.  
2 Double Bedrooms – Both En-Suite.

**Apartment 3**

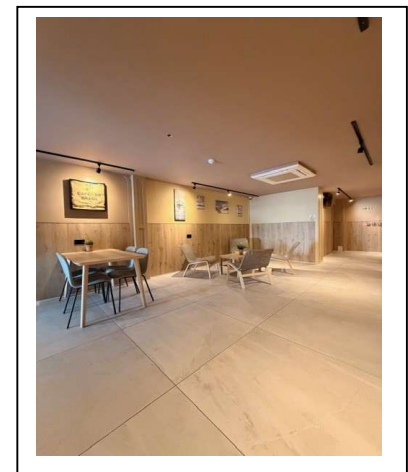
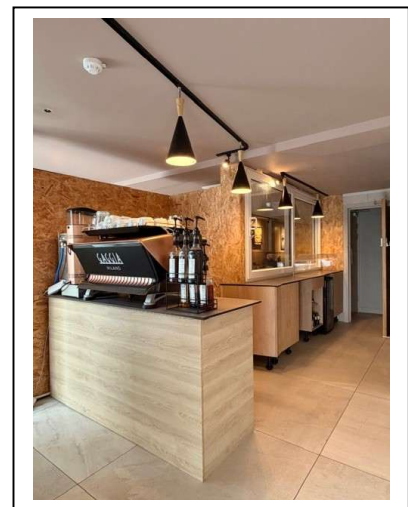
Open plan Kitchen/Diner/Living Area leading to Patio  
with Balcony.  
Family Bedroom – En-Suite.

**Apartment 4**

Kitchen/Lounge/Diner.  
Double Bedroom – En-Suite Shower Room.

**Apartment 5**

Open plan Kitchen/Diner/Living Area.  
Double Bedroom – En-Suite.



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**EXTERIOR:** Outdoor seating area for customers.

**AGENTS NOTES:** The entire property has been renovated throughout to a high standard.

The property has central heating, air conditioning & double glazing and a Fire Alarm System. The coffee shop is also heated by two AC units.

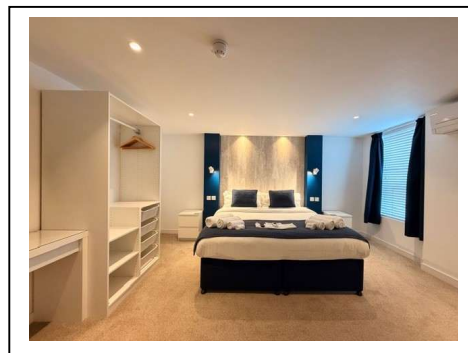
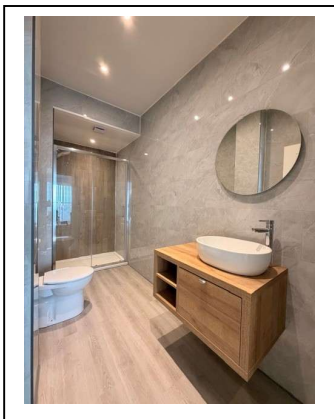
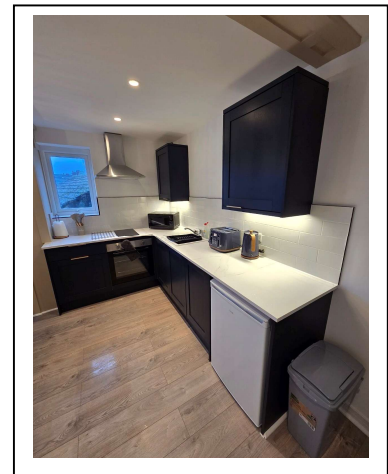
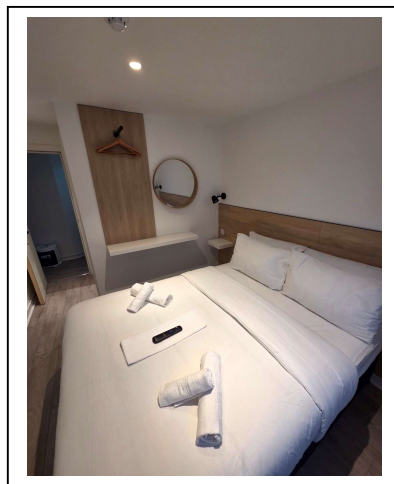
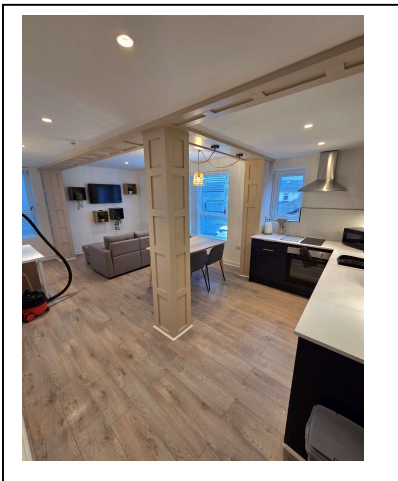
Sale subject to the fees, terms and conditions of Pattinson Auctions

**BUSINESS:** The retail unit is vacant.

**TENURE:** Freehold.

**STARTING BID:** £560,000

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



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