

**Belvedere Hotel
77 Dickson Road
Blackpool**

REF: 00H546M

- * **8 Bedroom Licensed Hotel – 7 En-Suite**
- * **Central Blackpool**
- * **Close to Town Centre, Entertainments & Amenities**
- * **Licensed Bar is Open to the Public**
- * **1 Bedroom Private Accommodation**
- * **Catering for 16 Guests**
- * **Strong Trading Accounts**
- * **Outstanding Guest Reviews**
- * **Viewing Highly Recommended**



DESCRIPTION: ** FOR SALE BY AUCTION** On behalf of Pattinsons Auctions, Kenricks are delighted to offer this highly acclaimed Adult Only 8-bedroom licensed hotel with Licensed Public Bar and Entertainment Licence for sale.

This substantial 3 storey property is situated in the heart of Blackpool's vibrant Town Centre, being close to entertainments, shops, and amenities.

Viewing recommended.

Ground Floor

Entrance Hallway

Dining Room with seating for 16 diners, with chandeliers and wood laminate flooring.

Fabulous Open Plan Bar / Lounge with fitted wooden bar, comfortable seating, chandeliers and ceramic tiled flooring.

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

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Ground Floor – Private Accommodation

Master Bedroom – En Suite

Leading to:
The small garden with Jacuzzi.
Storeroom.

First Floor

3 Double Bedrooms – All En-Suite.
Guest Toilet
Utility / Laundry room (Former Single
Bedroom).

Second Floor

4 Double Bedrooms – All En-Suite
Bathroom (For the use of the single bedroom
on the 1st floor).



EXTERIOR: Terraced area to the front. Small private garden to the rear with Hot Tub and lean to storeroom (which could be used as a laundry room). Parking for 1 motor vehicle.

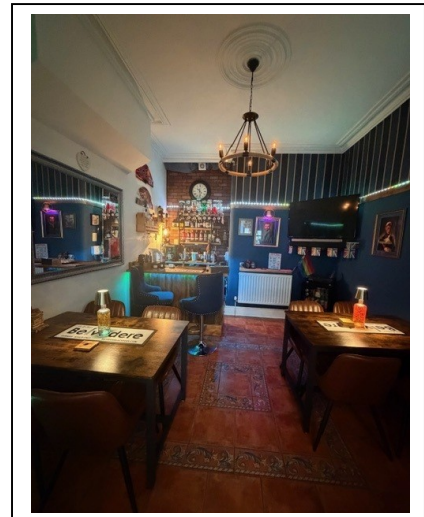
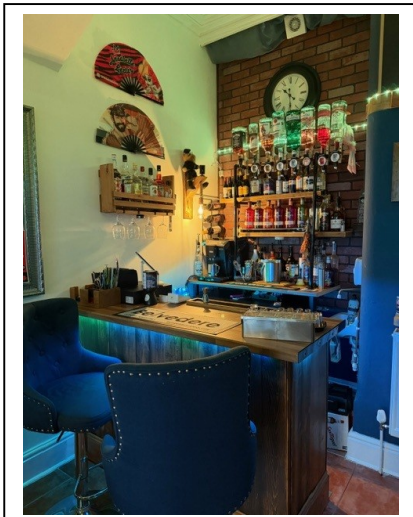
AGENTS NOTES: The hotel has gas central heating and double glazing. All letting rooms have Nespresso coffee machine and refreshments. L2 Fire alarm system installed. The bar is licensed to the public between 11am and midnight and for residential guests 24 hours a day. We are informed that the roof has recently been re-felted. Sales subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: Strong Trading Accounts

TENURE: Freehold.

STARTING BID: £155,000

VIEWING: By appointment through Kenricks 01253 420420



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