

**Hotel Athol  
383-385 Promenade  
Blackpool**

**REF: 0HL574M**

- \* **31 Bedroom Licensed Hotel – All En-Suite**
- \* **South Shore, Blackpool**
- \* **Situated on The Prestigious South Promenade**
- \* **In Good Order Throughout**
- \* **Priced to Lease**
- \* **Car Parking for 10 Motor Vehicles**
- \* **2 Bedroom Private Accommodation**
- \* **Viewing Recommended**

**DESCRIPTION:** Kenricks are delighted to offer this 31-bedroom licensed hotel for lease.

This substantial 4 storey sea front property is situated on the prestigious South Promenade in Blackpool, positioned between Central Pier and South Pier being close to entertainments and amenities.

Viewing recommended.

**Ground Floor**

Main Entrance leading to:

Hallway.

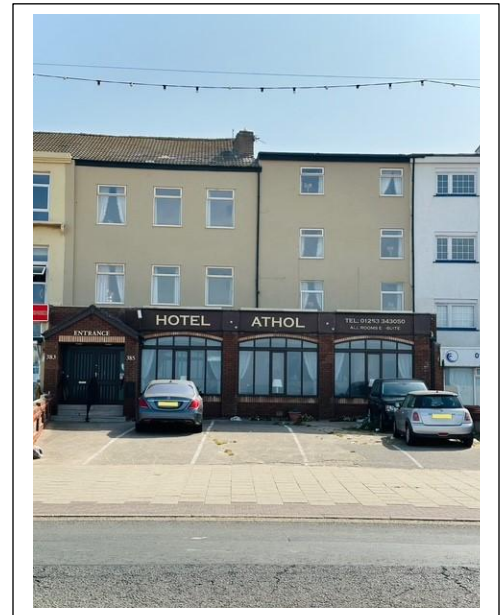
Reception and office.

Bar Lounge with seating for 50 guests and a dance floor and feature bar.

Sunlounge with sofas & pool table.

2 x Toilets.

3 x Double Bedrooms – All En-suite.



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**Private Accommodation**

Open Plan Lounge / Kitchen.  
2 x Double Bedrooms.  
Bathroom with shower, toilet and sink.  
Laundry / Utility Room x 2.

**Lower Ground Floor**

Dining Room catering for 50 guests.  
Preparation Area with commercial equipment.  
Kitchen with a range of catering equipment  
and utilities to cater for all guests.  
Utility Room.

**First Floor**

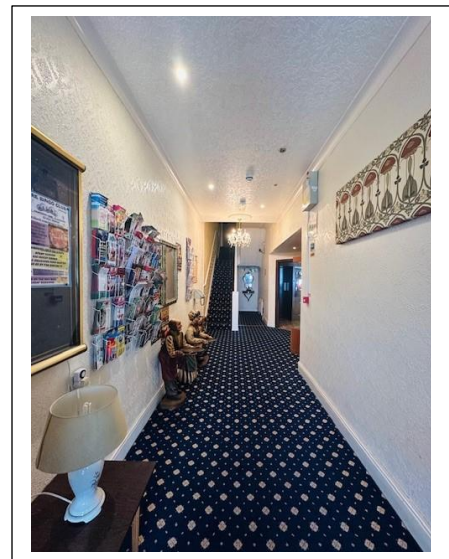
2 Family Bedrooms – All En-Suite.  
9 Double Bedrooms – All En-Suite.  
1 Single Bedroom – En-Suite.  
1 Twin Bedroom – En-Suite.

**Second Floor**

1 Family Bedroom – En-Suite.  
7 Double Bedrooms – All En-Suite.  
2 Twin Bedrooms – Both En-Suite.  
1 Single Bedroom – En-Suite.

**Third Floor**

1 Family Bedroom – En-Suite.  
3 Double Bedrooms – All En-Suite.



**EXTERIOR;** Car park to the front providing parking for 10 motor vehicles.

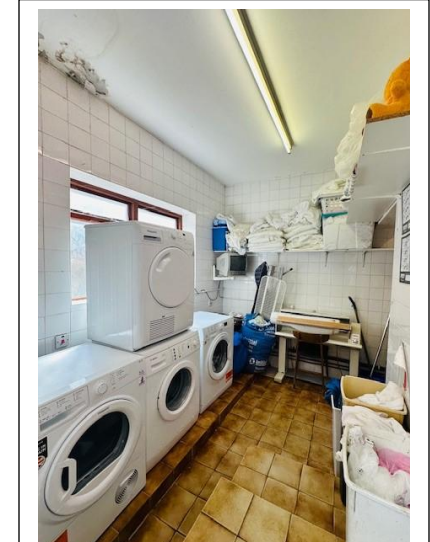
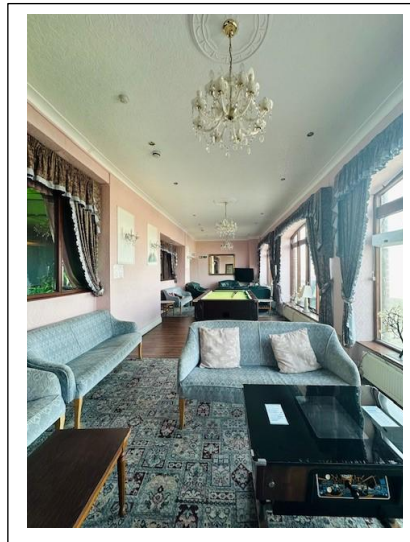
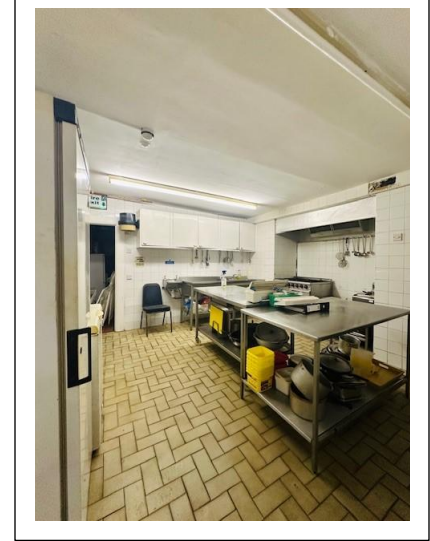
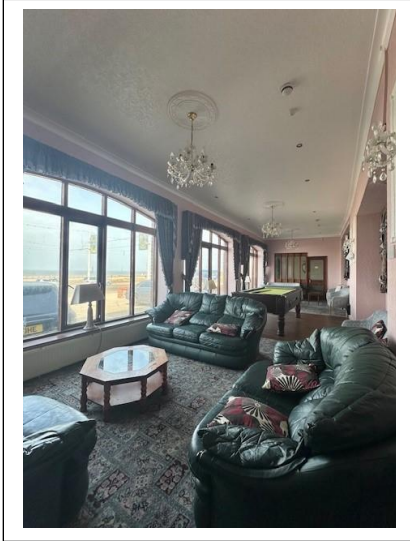
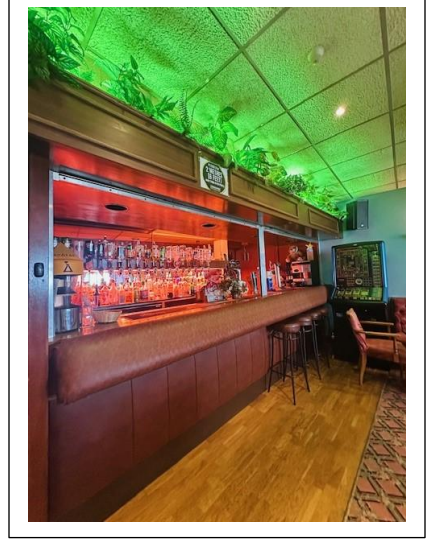
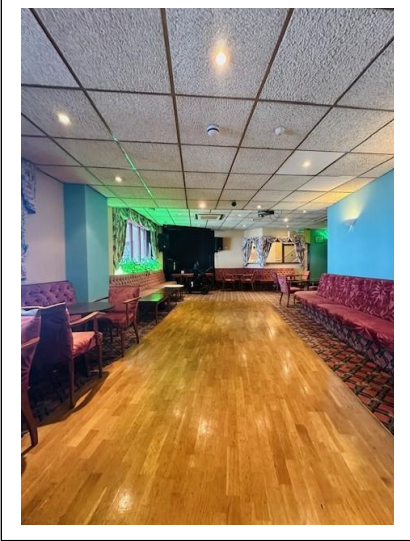
**AGENTS NOTES:** The hotel is double glazed and has central heating. L2 Fire Alarm System. There are room refreshments and TVs in all bedrooms. The inventory will remain in the ownership of the landlord.

**TENURE:** Leasehold. A new flexible F.R.I. lease will be offered at a rent of £45,000 per annum. Incoming Tenant will be responsible for the Landlord's legal fees in this transaction.

**PRICE:** No Ingoing. A security deposit equivalent to six months' rent will be required and 3 months rent must be paid by the ingoing tenant upon completion of the new lease.

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

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