

**Aspire Hotel,  
281-287 South Promenade,  
Blackpool**

**REF: INV564J**

- \* **Investment Property Comprising Leased Seafront Hotel with 62 En-Suite Bedrooms**
- \* **Superb Promenade Location**
- \* **In Good Order Throughout**
- \* **Currently Draws £120,000 pa**
- \* **Secure 7-Year Lease in Place**
- \* **Lift from Basement to Second Floor (Currently Out of Use)**
- \* **4 Bedroom Ground Floor Private Accommodation**
- \* **Car Parking for 22 Motor Vehicles**
- \* **Priced to Sell**
- \* **Viewing Recommended**



**DESCRIPTION: \*\*FOR SALE BY ONLINE AUCTION\*\*** On behalf of Pattinson Auctions, Kenricks are delighted to offer this investment property comprising a leased Seafront Hotel with 62 En-Suite Bedrooms. The hotel is situated on Blackpool's busy South Promenade between Central and South Pier, close to many of Blackpool's attractions.

The hotel boasts many sea views, a passenger lift and car parking for 22 vehicles.

Viewing is Highly Recommended.

**Ground Floor**

Entrance Hall and Reception Area

Lounge / Bar

Dining Room

Sun Lounge

Entertainment Room currently used as an Academy Training Room

Catering Kitchen with a range of stainless-steel equipment and stainless-steel surfaces.

Second separate Kitchen used for preparation

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Second Dining Room  
Third Kitchen Area  
Storage Room  
Laundry Room

**Private Accommodation**

Located at the rear of the ground floor comprising Living Room, Kitchen, Bathroom, Office and 4 Bedrooms.

**Lower Ground Floor**

Cabaret Bar

**First Floor**

8 Family Bedrooms – All En-Suite.  
5 Double Bedrooms – All En-Suite.  
8 Twin Bedrooms – All En-Suite.  
4 Single Bedrooms – Both En-Suite.  
2 Storerooms.  
Built-in robes to Hallway.

**Second Floor**

8 Family Bedrooms – All En-Suite.  
11 Double Bedrooms – All En-Suite.  
6 Twin Bedrooms – All En-Suite.  
2 Single Bedrooms – Both En-Suite.  
4 Storerooms.

**Third Floor**

2 Family Bedrooms – both En-Suite.  
4 Double Bedrooms – All En-Suite.



**EXTERIOR:** Seating area to the front with garden furniture. Ramp to the side of the hotel. Car Park providing parking for 22 motor vehicles.

**AGENTS NOTES:** The hotel is centrally heated and has double glazing. All letting bedrooms have TV's and room refreshments. L2 fire alarm is installed. There is a 4-person passenger lift which covers the lower ground floor, ground floor, first and second floors which is currently out of use. Sale subject to the fees, terms and conditions of Pattinson Auctions.

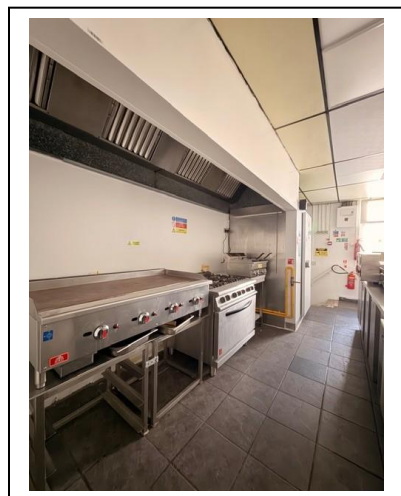
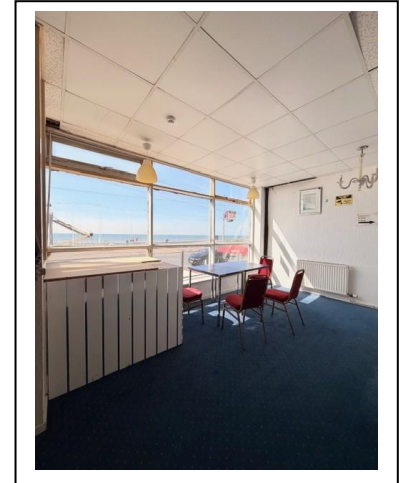
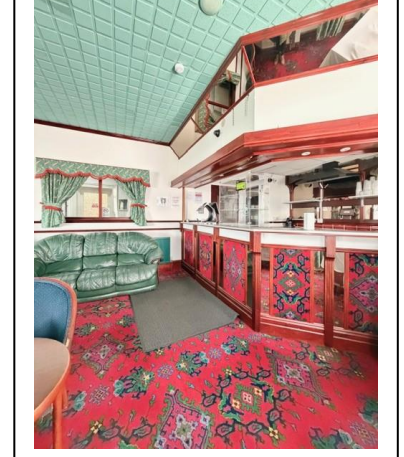
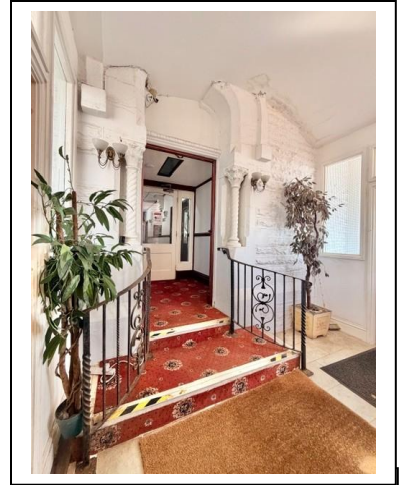
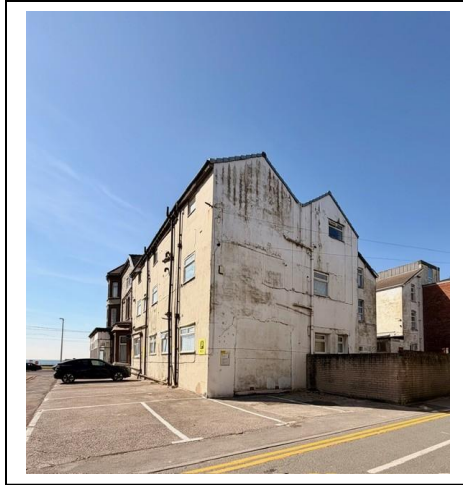
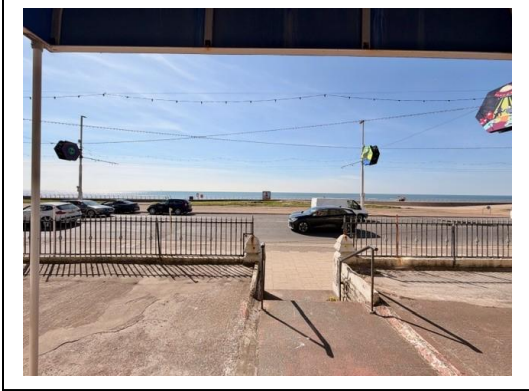
**BUSINESS:** We have been informed that the hotel is currently leased on a 7-year lease dated from May 2023 at an annual rent of £120,000 per annum.

**TENURE:** Freehold.

**STARTING BID:** £990,000.

**VIEWING:** By appointment through Kenricks

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