

**Q Accommodation  
27 Lord Street  
Blackpool**

**REF: 00H578M**

- \* **7 Bedroom Boutique Hotel – En-Suite**
- \* **Central Blackpool**
- \* **Close to Town Centre, Entertainments & Amenities**
- \* **Substantial 4 Storey Property**
- \* **In Stunning Order Throughout**
- \* **Penthouse Suite**
- \* **1 Bedroom Private Accommodation**
- \* **Impressively Rated 9.8 on Booking.com 10/10 on Expedia 5/5**
- \* **Strong Trading Accounts**
- \* **Viewing Highly Recommended**

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

On behalf of Pattinsons Auctions, Kenricks are delighted to offer this highly acclaimed Adult Only 7-bedroom boutique hotel for sale.



This substantial 4 storey hotel operates on a room only basis and is situated in the heart of Blackpool's vibrant Town Centre, being close to entertainments, shops, and amenities.

The hotel is decorated to an exceptional standard throughout with very generous sized rooms and boasts fantastic accounts, bookings and online ratings including 9.8 on Booking.com, 10/10 on Expedia and 5/5 on TripAdvisor.

The hotel needs to be viewed to be fully appreciated.

**Ground Floor**

Entrance Hallway with parquet flooring and feature chandelier.  
Toilet

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**Owner's Accommodation**

Lounge with double mirrored wardrobes.

Double Bedroom – En-Suite with walk-in wardrobe.

Open Plan Lounge / Dining Room, parquet flooring throughout, chandeliers and solid marble dining table. WC and sink.

Fitted Kitchen with neon strip lighting, anti-slip flooring, wall and base units and a range of catering equipment.

Bathroom with shower, toilet and sink and tiled walls and floor.

**Lower Ground Floor**

Laundry Area.

Utility Area.

**First Floor**

3 Double Bedrooms – All En-Suite.

Utility Cupboard.

**Second Floor**

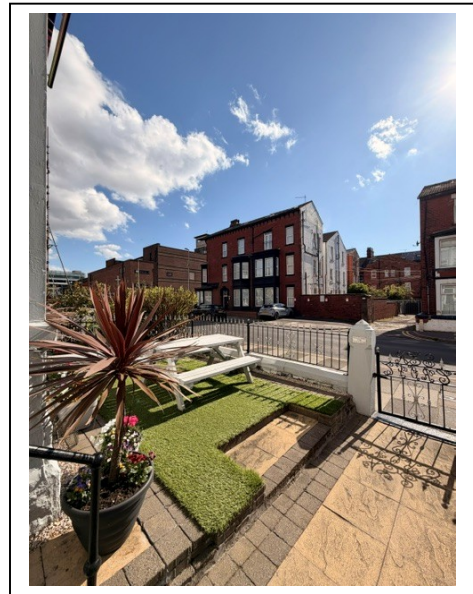
3 Double Bedrooms – All En-Suite

Utility Cupboard.

**Third Floor – Penthouse Suite**

Double Bedroom – En-Suite.

Lounge.



**EXTERIOR:** There is a yard to the side of the property with an artificial grass area and an area for seating. There is a Garden to the front of the property with artificial grass and bench seating for guests.

**AGENTS NOTES:** The hotel has gas central heating provided by 2 boilers and double glazing.

All letting rooms have additional seating and tables – either leather sofas or bespoke armchairs. Bedrooms also each contain a fridge, an iron & ironing board, a safe, a Smart TV and a granite style breakfast bar which includes a kettle and standard hotel refreshments.

The hotel is currently operating on a predominantly weekend only basis.

We are informed that £30,000 worth of bookings have already been placed for the forthcoming calendar year.

Trading could easily be expanded by offering additional trading hours and with the introduction of breakfast.

Oak glass-topped tables and wooden chairs are available to be included with the purchase.

Sales subject to the fees, terms and conditions of Pattinson Auctions.

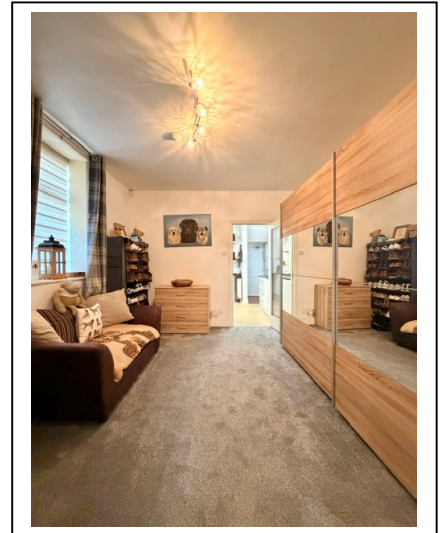
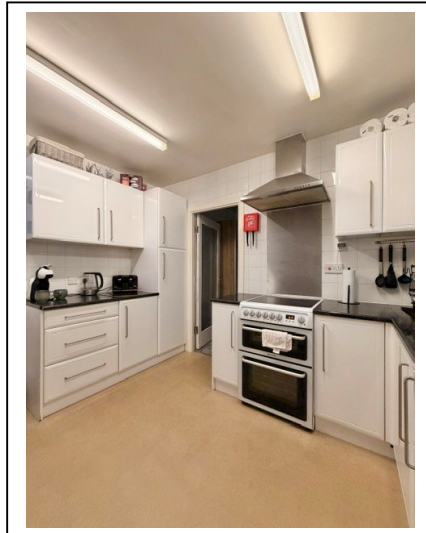
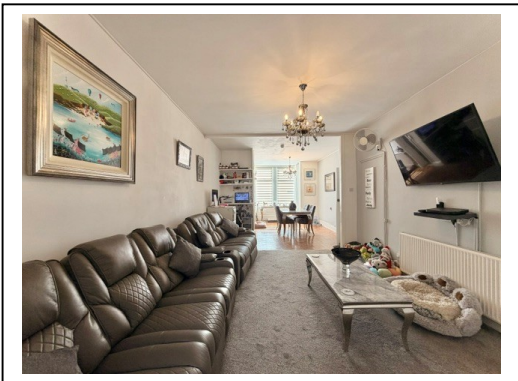
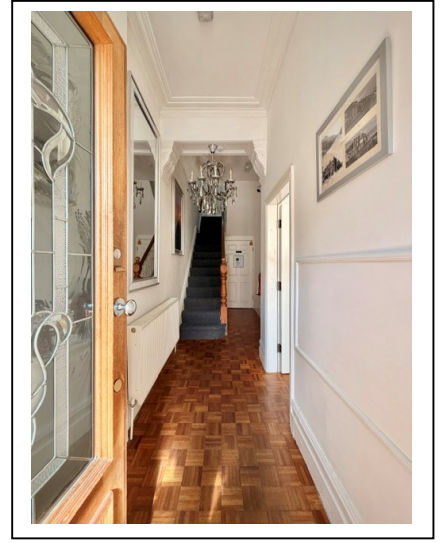
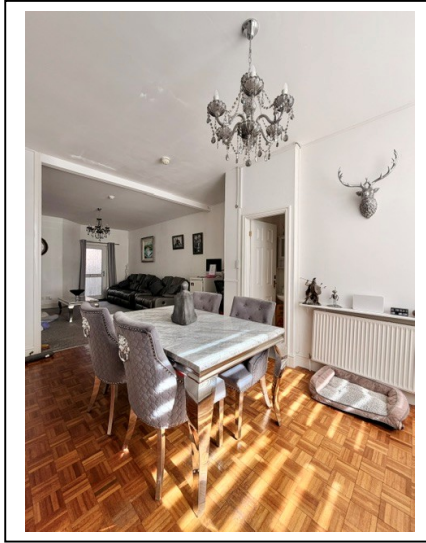
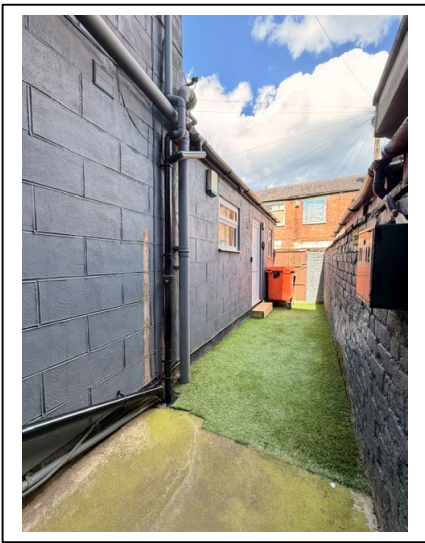
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**BUSINESS:** Strong Trading Accounts

**TENURE:** Freehold.

**STARTING BID:** £200,000

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



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