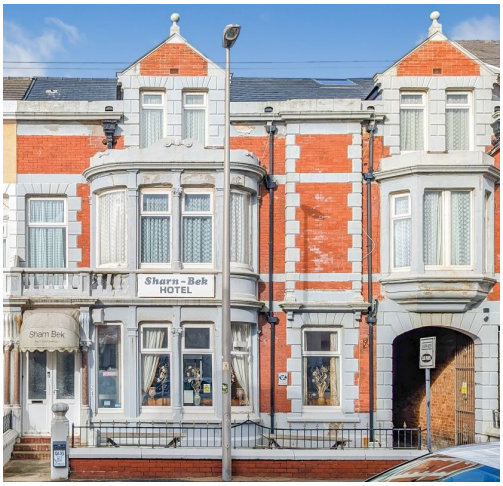
Sharn Bek
24 Alexandra Road
Blackpool

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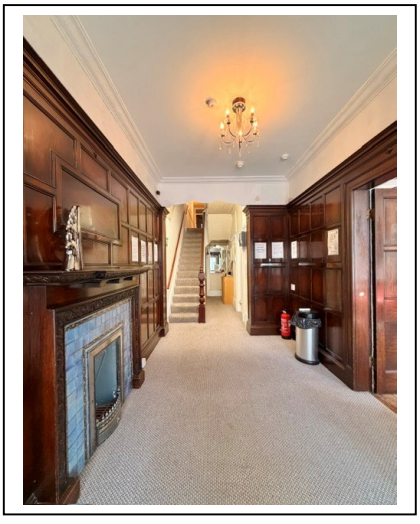
*** 18 Bedroom Licensed Hotel – 15 Full En-Suite**
3 Part En-Suite
*** Separate Purpose-Built Coach House**
*** South Shore, Blackpool**
*** Close to Promenade and Entertainments**
*** Substantial 3 Storey Period Property**
*** Catering for 48 Guests**
*** Potential Additional 3 Bedroom Private Accommodation**
*** Priced to Lease**
*** Parking for 7 / 8 Motor Vehicles**
*** Viewing Highly Recommended**

DESCRIPTION: Kenricks are delighted to offer this well-known and popular 18 Bedroom Licensed Hotel for Leasehold Sale.

This substantial 3 storey property is situated in the busy South Shore holiday area of Blackpool, being close to Promenade, entertainment and amenities.

The Hotel also comes with a purpose-built Coach House which has 3 Bedrooms as well as further potential 3-bedroom private accommodation situated on the lower ground floor of the Hotel.

Viewing is Recommended



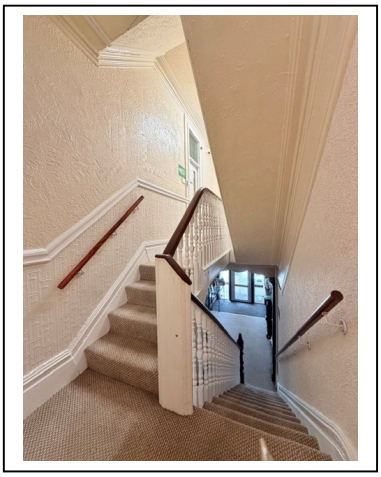
<u>Ground Floor</u>
Impressive Hallway with period wood panelling and feature vintage fireplace with Reception Desk to the rear.
Bar Lounge with bar containing a range of optics, upholstered seated and tables and parquet flooring.
Games Room / Additional Lounge with pool table, upholstered seating and tables.
Dining Room with tables and chairs currently seating for 42 guests.

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Kitchen with range of catering equipment which caters for all guests.
Utility Room / Laundry Room.
Toilet.

Lower Ground Floor (Requires some attention)
Potential Private Accommodation
3 x Double Bedrooms
Bathroom comprising 3-piece suite
Storeroom.
Sink Area leading to Doorway opening to hatch from outside the front of the property on the ground floor, previously used to drop beer barrels down to lower ground when it was used as a beer cellar.



First Floor
4 Family Bedrooms - 3 En-Suite, 1 Part En-Suite with wash basin & toilet
2 Double Bedrooms – Both En-Suite
3 Single Bedrooms - 2 En-Suite, 1 Part En-Suite with wash basin & toilet.
Shower Room and toilet (for the sole use of rooms 4 & 5)
Toilet.
Laundry Room / Storage.

Second Floor
2 Family Bedrooms - Both En-Suite
6 Double Bedrooms – 5 En-Suite, 1 Part En-Suite with wash basin & toilet
1 Twin Bedroom – En - Suite
Bathroom comprising a bath, wash basin & toilet (for the sole use of room 10)



EXTERIOR: Small paved area to the front of the Hotel with bench style seating. Car park to the rear with generous parking for 7 / 8 Motor Vehicles.

COACH HOUSE Situated to the rear of the car park at the rear of the hotel.
Ground Floor
Entrance leading to:
Generous Open Plan Kitchen / Lounge / Diner.
Bathroom comprising shower, sink, toilet and bidet.

Staircase leading to:
First Floor
3 x Double Bedrooms
Bathroom with 3-piece suite comprising bath, sink and toilet.

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AGENTS NOTES: The hotel is currently owner operated. The current owners have been using the Coach House as private accommodation, but this is completely separate and could be let at a rent of £850 pcm to generate additional income. We are informed that all roofs have recently been renewed. The Hotel is centrally heated and has double glazing.
All Letting Bedrooms have T.V.'s, room refreshments, L2 Fire Alarm System.

BUSINESS: Accounts on application, note that the hotel is currently operated on a limited basis.

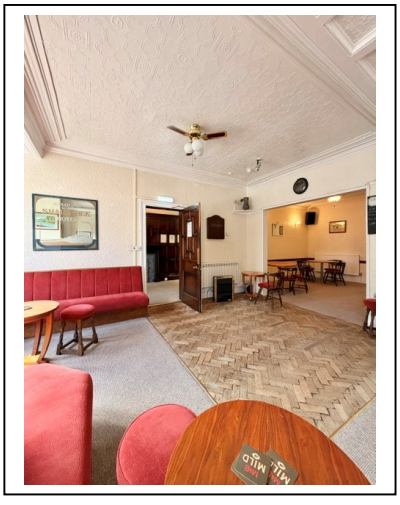
TENURE: Leasehold – New flexible Lease offered at a rent of £25,000 per annum. The incoming tenant maybe responsible for the Landlords legal fees in this transaction.

LEASEHOLD PRICE: £49,950 Ingoing. Plus 3 Months' Rent as Deposit.

VIEWING: By appointment through Kenricks 01253 420420



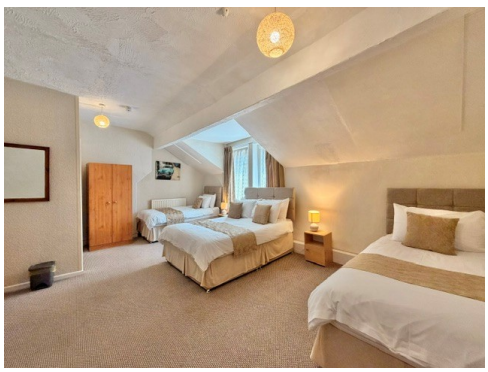








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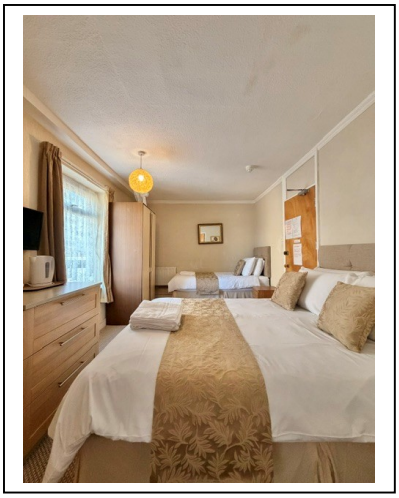




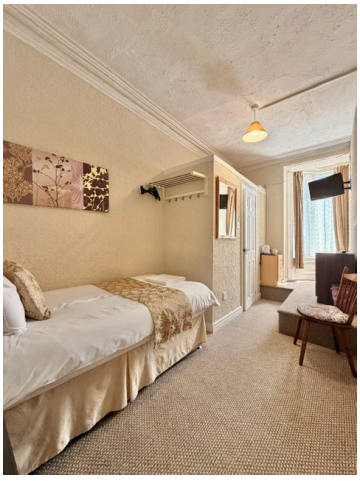


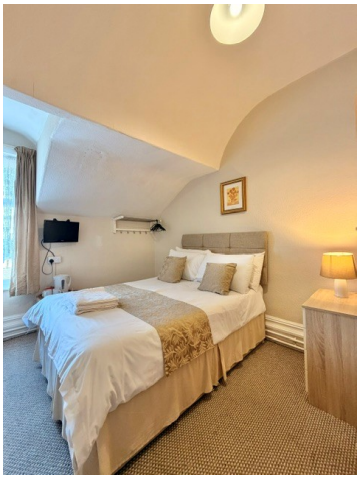












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The Coach House





