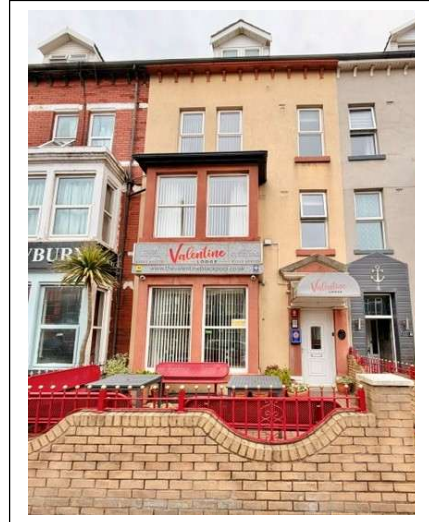


**Valentine Hotel
35 Dickson Road
Blackpool**

REF: 00H587M

- * **10 Bedroom Licensed Hotel – All En-Suite**
- * **Central Blackpool**
- * **In Stunning Order Throughout**
- * **Close to Promenade and Amenities**
- * **Substantial 3 Storey Property**
- * **Refurbished to an Exceptional Standard**
- * **4 Star Gold Accreditation**
- * **Catering for Adults Only**
- * **1 Bedroom Private Accommodation**
- * **Garage**
- * **Viewing Highly Recommended**



DESCRIPTION: Kenricks are delighted to offer this exceptional 10 Bedroom Licensed Hotel for sale.

This outstanding 3 storey property is situated in the heart of Blackpool's vibrant town centre, being close to the train station, entertainments, shops and amenities.

The property is immaculate throughout and has been maintained to a high standard and needs to be viewed to be fully appreciated.

Viewing Highly Recommended.

Ground Floor

Main Entrance leading to:

Small Vestibule.

Entrance Hallway.

Open Plan Bar/Lounge with leather seating, wooden tables, laminate flooring and fitted bar with a range of pumps and optics and Reception desk.

Dining Room with seating for 20 diners.

Commercial Kitchen with stainless steel wall and base units and a range of equipment and utensils to cater for all guests.

REF: 00H587M

Lower Ground Floor – Private Accommodation

Lounge.
Bathroom.
Double Bedroom.
Office.
Storeroom.

First Floor

1 Executive King Bedroom – En-Suite.
1 King Superior Bedroom – En-Suite.
1 Double Bedroom – En-Suite.
1 King Bedroom – En-Suite.
Linen Room.

Second Floor

1 Executive King Bedroom – En-Suite.
1 King Superior Bedroom – En-Suite.
1 Double Bedroom – En-Suite.
1 King Bedroom – En-Suite.
Linen Room.

Third Floor

1 Deluxe Double – En-Suite.
1 Superior king – En-Suite

EXTERIOR: Garage with toilet and laundry room to rear. Separate courtyard to the rear. Patio area with seating to front.

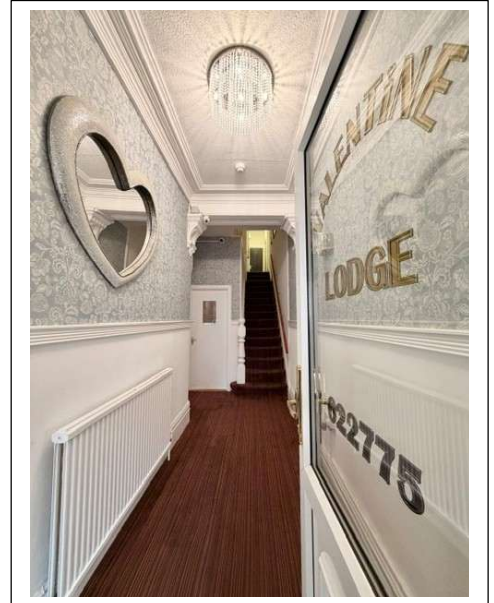
AGENTS NOTES: The hotel is centrally heated and has double glazing. All letting bedrooms have TV's, room refreshments, fridges, hairdryers and safes. All rooms have superior double showers. CCTV system installed. Fire alarm system. 4 Star Gold Accreditation.

BUSINESS: Accounts on application.

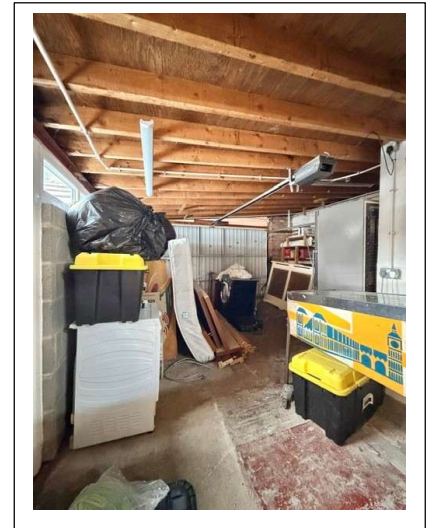
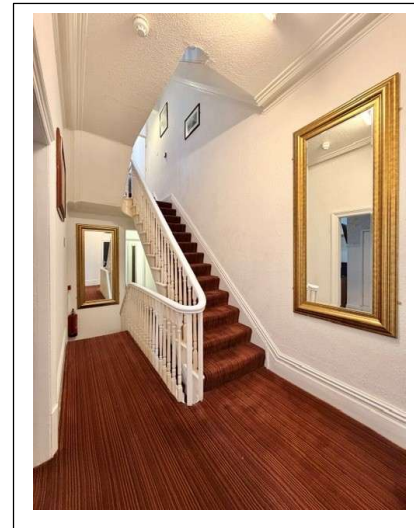
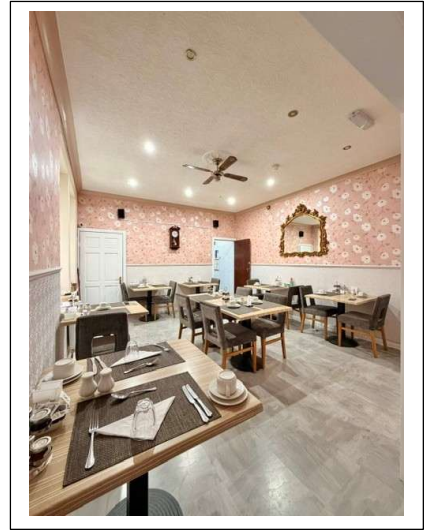
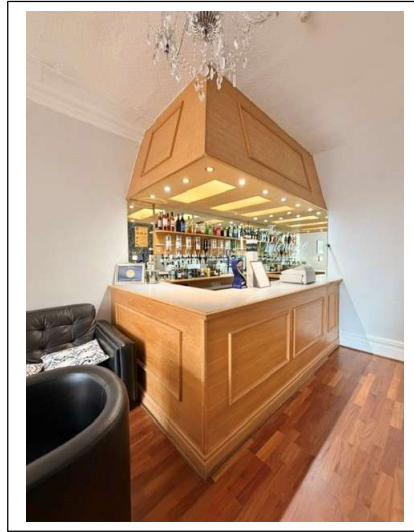
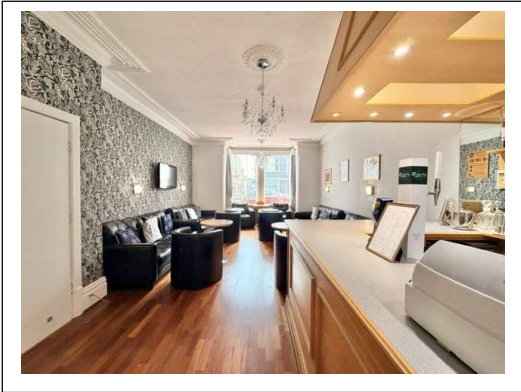
TENURE: Freehold.

PRICE: £160,000.

VIEWING: By appointment through Kenricks 01253 420420.



REF: 00H587M



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