

**The Gynway
205 Dickson Road,
Blackpool**

REF: 00H590M

- * **6 Bedroom Licensed Hotel**
- * **Central Blackpool**
- * **Close to Town Centre, Entertainments & Amenities**
- * **Substantial 3 Storey Double Fronted Property**
- * **1 Bedroom Private Accommodation**
- * **Priced To Sell**
- * **Previous Planning Permission Granted for Conversion to Residential Flats and a Residential Maisonette**
- * **Viewing Highly Recommended**



DESCRIPTION: ** FOR SALE BY ONLINE AUCTION** On behalf of Pattinsons Auctions, Kenricks are pleased to offer this 6 Bedroom Licensed Hotel for Sale. This substantial 3 storey double fronted property is situated close to Blackpool's vibrant Town Centre, the prestigious Queens Promenade, the train station, entertainments, shops, and amenities.

The hotel previously had planning permission granted for conversion into 4 residential flats and a residential maisonette.

Viewing Highly Recommended.

Ground Floor

Entrance Hallway.

Lounge with feature fireplace, original period coving and bay window.

Dining Room currently seating 12 diners comfortably, with laminate flooring, bay window and pine tables and chairs.

Fitted Kitchen with wall and base units, island unit, range cooker, laminate flooring, fluorescent tube lighting and a range of catering equipment and utensils to cater for all guests.

Storage Room.

Garage currently used as Storeroom / Cellar Room.

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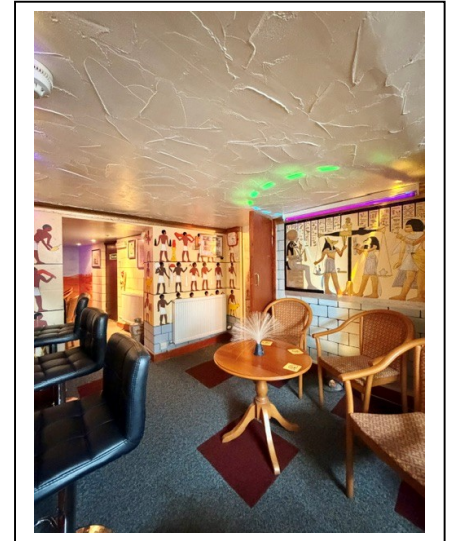
Lower Ground Floor

Laundry Room.

Bathroom with toilet and sink, tiled floor and UPVC cladding to walls (previously had shower fitted).

Storeroom x 2

Egyptian Themed Licensed Bar with bar containing a range of optics and bar style padded seats, two adjoined seating areas with wooden tables and chairs, neon feature lighting, hand painted themed decorative walls and decorations.



First Floor

Landing Area displaying a section of the large vertical stained glass feature window which spans from the first floor up to the second floor.

2 x Family Bedrooms – 1 Part En-Suite with shower and sink.

Private Accommodation

Large Double Bedroom (Could be family or split into 2) with period fireplace.

Bathroom with walk-in double shower, toilet and sink.

Second Floor

Landing Area displaying a section of the large vertical stained glass feature window which spans from the first floor up to the second floor.

2 x Double Bedrooms – Part En-Suite with shower and sink.

1 x Double Bedroom with sink.

1 x Twin Bedroom – Part En-Suite with shower and sink.

1 x Single Bedroom with sink.

Bathroom with shower and toilet.



EXTERIOR: Enclosed paved garden to the rear with tables and chairs for guests, small pond and views of the large feature stained glass window. There is on-street parking to the front of the property.

AGENTS NOTES: The hotel is centrally heated and has double glazing. The hotel previously had planning permission granted for conversion into 4 residential flats and a residential maisonette, the planning permission number is 99/0744. This has now lapsed but could potentially be revisited. Sale subject to the fees, terms and conditions of Pattinson Auctions.

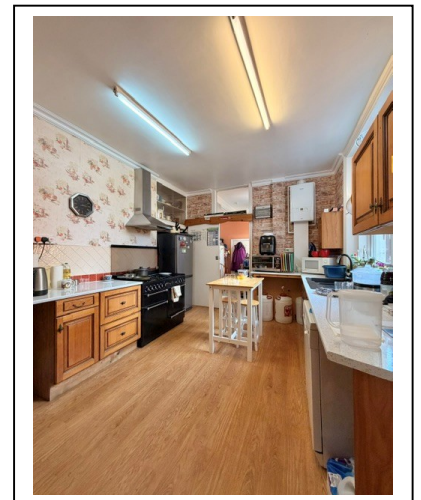
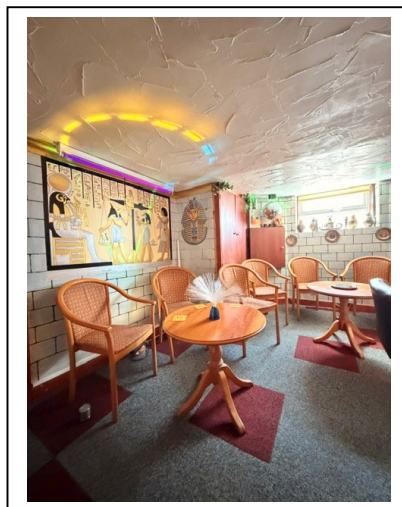
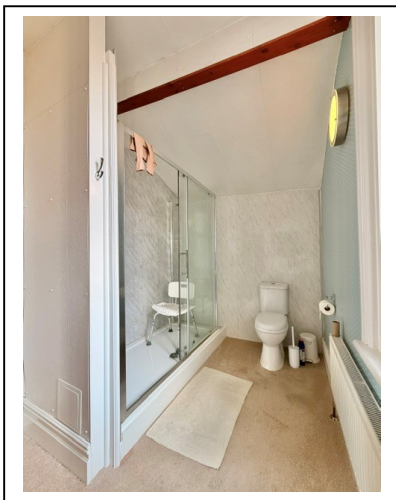
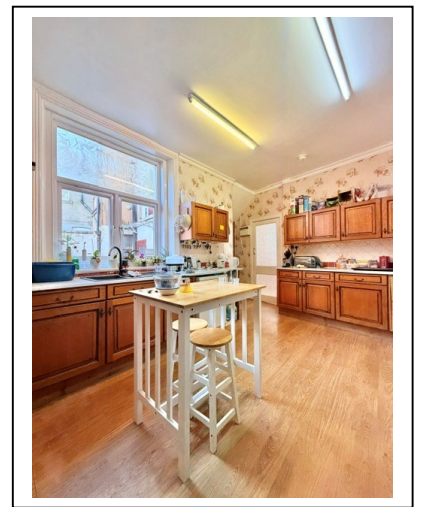
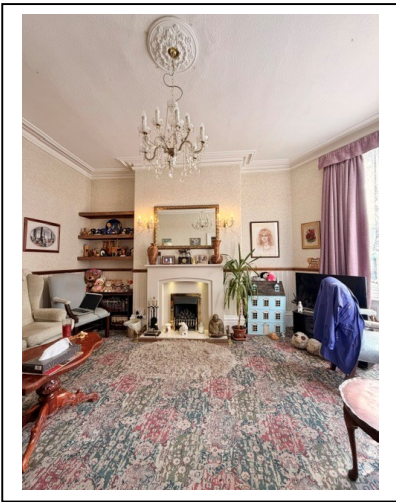
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BUSINESS: Accounts available upon application.

TENURE: Freehold.

STARTING BID: £100,000.

VIEWING: By appointment through Kenricks 01253 420 420.



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