

**Manuela Rose Hotel
6-8 Hornby Road
Blackpool**

REF: 00H586M

- * **17 Bedroom Licenced Hotel – En-Suite**
- * **Central Blackpool**
- * **Close to Promenade, Entertainments & Amenities**
- * **Substantial Double Fronted Property**
- * **3 Bedroom Private Accommodation**
- * **Substantial Underground Bar**
- * **Tremendous Potential**
- * **Viewing Recommended**



DESCRIPTION: *FOR SALE BY AUCTION* On behalf of Pattinson Auctions, Kenricks are delighted to offer this 17 bedroom hotel for sale.

This substantial double fronted 3 storey property is situated in a central position being close to Promenade, Entertainments and Town Centre.

This is a substantially sized property with tremendous potential. The hotel has been operating on a limited basis however recent accounts show a turnover in excess of £50,000 for the previous calendar year.

The property has forecourt.

Viewing recommended.

Ground Floor

Two Separate Entrances leading to:
Hallways

Dining Room catering for 52 guests and includes the Reception / Service Desk
Substantial Commercial Kitchen with a range of catering equipment and utensils.

Laundry Area

Office currently used as a Craft Room.

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Private Accommodation

1 Double Bedroom.
2 Single Bedrooms
Lounge
Bathroom comprising 3-piece suite.

Lower Ground Floor

Bar (3 Lines) with Seating for 30 guests
Gas Room / Stock Room
Dry Room
Games Area
2 x Toilets

First Floor

3 Family Rooms- All En-Suite
6 Double Bedrooms – All En-Suite.

Second Floor

4 Family Rooms – All En-Suite.
1 Double Bedroom – En-Suite.
3 Twin Bedrooms – All En-Suite

EXTERIOR: Yard to the rear.

Business: The hotel has been operating on a limited basis owing to the operator's health however the accounts still show annual revenue exceeding £50,000. Accounts available following a viewing.

AGENTS NOTES: The hotel is central heated, double glazing and there are 6 utility cupboards conveniently situated in the hotel. A fire alarm has been fitted and CCTV installed.

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

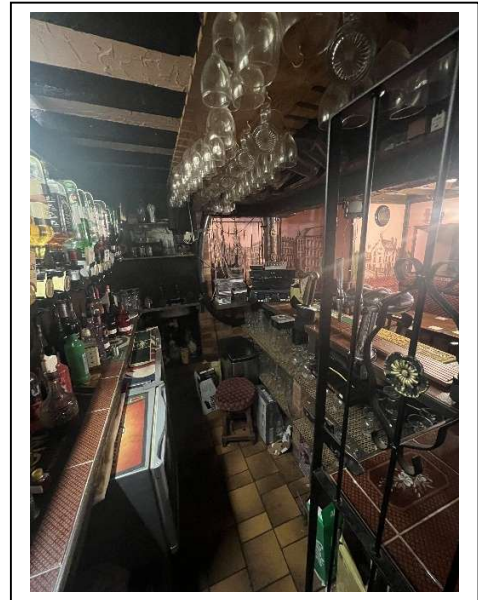
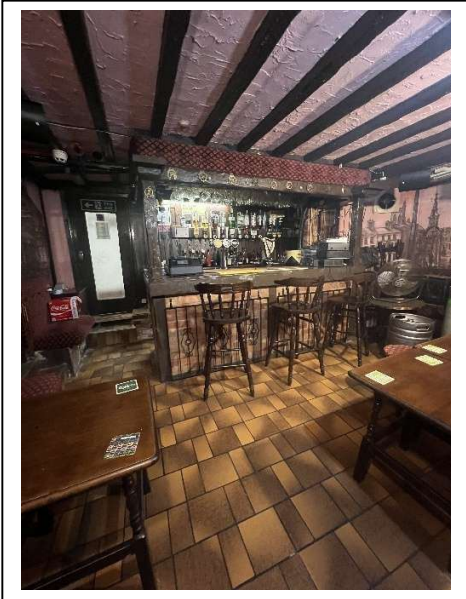
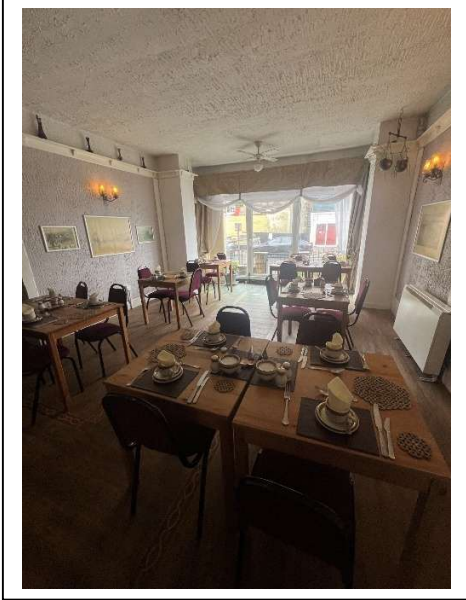
TENURE: Freehold.

STARTING BID: £255,000

VIEWING: By appointment through Kenricks 01253 420420.



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