

**Dunromin Guest House
27 Palatine Road
Blackpool**

REF: 0HL594M

- * **10 Bedroom Guest House – All En-Suite**
- * **Central Blackpool**
- * **Close to Entertainments & Amenities**
- * **In Lovely Order Throughout**
- * **Catering for 18 Guests**
- * **Substantial 3 Storey Property**
- * **Priced to Lease**
- * **1 Bed Private Accommodation**
- * **Viewing Recommended**



DESCRIPTION: Kenricks are delighted to offer this 10 Bedroom Guest House for Lease.

This substantial 3 Storey property is situated in the busy all year-round trading location of Palatine Road in the centre of Blackpool, being close to Winter Gardens, Entertainments, Promenade and Amenities.

The property is in lovely order throughout, having been maintained to a good standard. Retaining many of its original features.

Viewing is highly recommended to appreciate this well appointed Guest House

Ground Floor

Foyer Entrance leading to:
Impressive Hallway.

Open plan Bar/Lounge and Dining Room, bar is in timber and dining room has seating for 18 guests.

Fitted Kitchen with a range of catering equipment and utensils to cater for all guests

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Private Accommodation

Lounge

Lower Ground Floor – Private Accommodation Continued

Master Bedroom with Dressing Room

Shower and Toilet

Utility Room

Bathroom with Bath and Shower

Workshop Room

First Floor

1 Family Bedroom – En-Suite

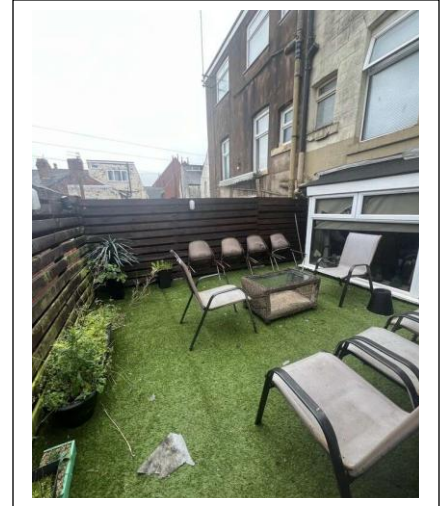
4 Double Bedrooms – All En-Suite.

Second Floor

2 Family Bedrooms – Both - En-Suite.

2 Double Bedrooms - Both En-Suite

1 Single Bedroom – En-Suite.



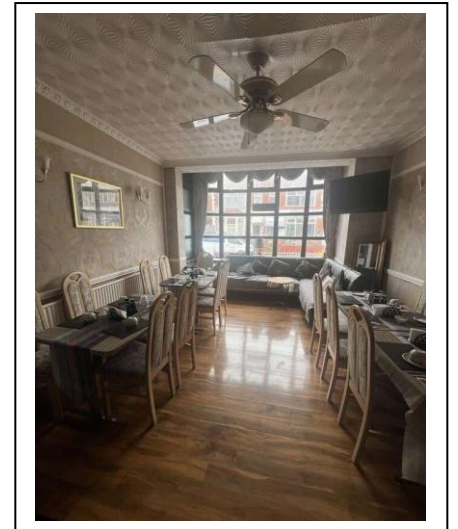
EXTERIOR; Paved area to the front with seating for guests.

Enclosed Elevated Private feature garden with artificial grass to the rear

AGENTS NOTES: The Guest House is centrally heated and has double glazing. All letting bedrooms have TV's and room refreshments.

BUSINESS: Hotel is currently trading on a limited basis.

TENURE: Leasehold – New Flexible Lease offered at a rent of £19,000 per annum.



PRICE: No Ingoing Deposit £7,500 3 Months' Rent in Advance Legal Fees

VIEWING: By appointment through Kenricks 01253 420420.

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