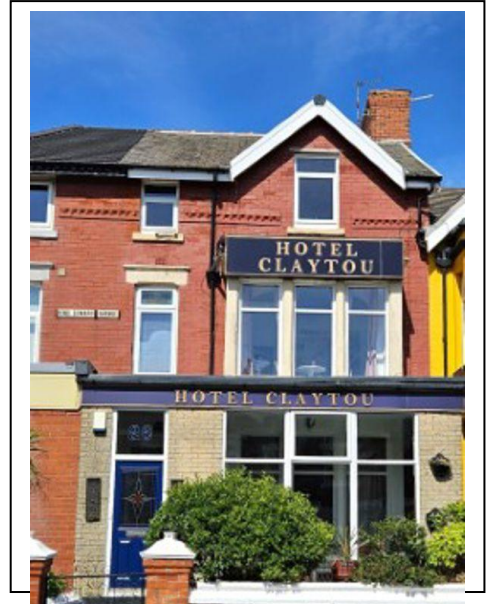


**Hotel Claytou
26 King Edward Ave
Blackpool**

REF: 00H592M

- * **9 Bedroom Licensed Hotel – 8 En-Suite**
- * **North Shore, Blackpool**
- * **Situated Close to the Prestigious Queens Promenade**
- * **In Lovely Order Throughout**
- * **Priced to Sell**
- * **3 Bedroom Private Accommodation**
- * **Car Park for 2 Motor Vehicles**
- * **Viewing Recommended**



DESCRIPTION: ** FOR SALE BY AUCTION ** On behalf of Pattinsons Auctions, Kenricks are pleased to offer this 9 bedroom Boutique Licensed Hotel for Sale.

This substantial 3 storey property is situated close to the prestigious Queens Promenade in North Shore Blackpool.

The hotel has undergone extensive renovation throughout.

Viewing recommended.

Ground Floor

Sun Lounge with wood laminate flooring.

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

Linen cupboard.

Private Accommodation

Large Lounge/Bedroom (former dining room).

2 x Double Bedrooms.

3 x Utility cupboards.

Lounge.

Bathroom.

REF: 00H592M

First Floor

4 x Double Bedrooms – 3 En-Suite.

1 x Double Suite – En-Suite.

Toilet.

Linen cupboard.

Second Floor

3 x Double Bedrooms – All En-Suite

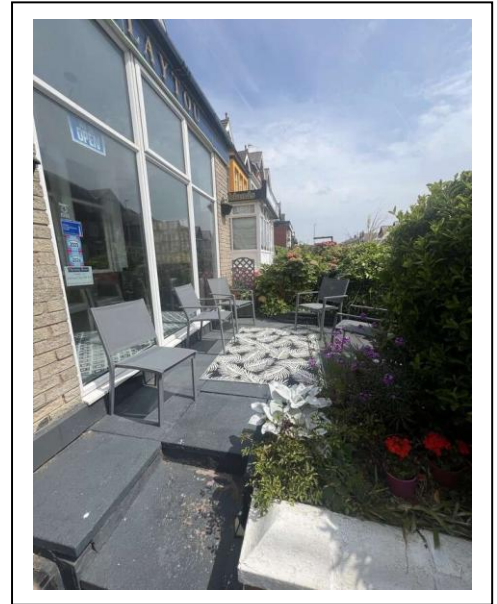
1 x Family Suite – comprising 2 double beds & En-Suite

Toilet.

AGENTS NOTES: All letting bedrooms have TV's and room refreshments.

The hotel is centrally heated and has double glazing.

Sale subject to the fees, terms and conditions of Pattinsons Auctions.



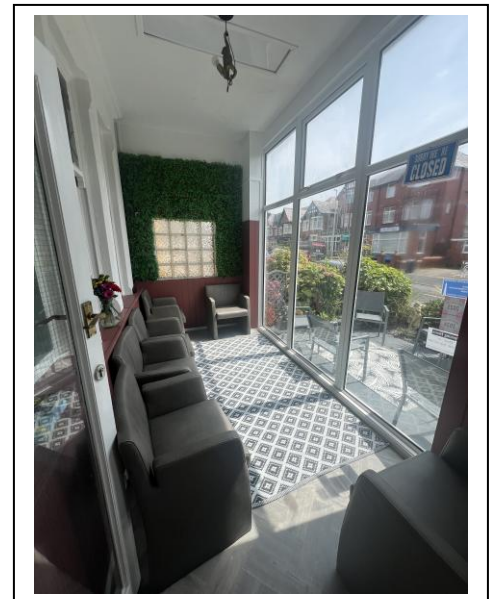
EXTERIOR: Car park to the rear providing car parking for 2 Motor Vehicles.

Garden area to the front of the property with seating for guests

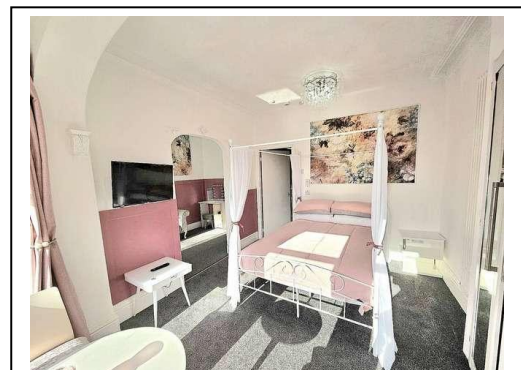
BUSINESS: Accounts on application

TENURE: Freehold

STARTING BID: £190,000



VIEWING: By appointment through Kenricks 20153 420420



REF: 00H592M

