

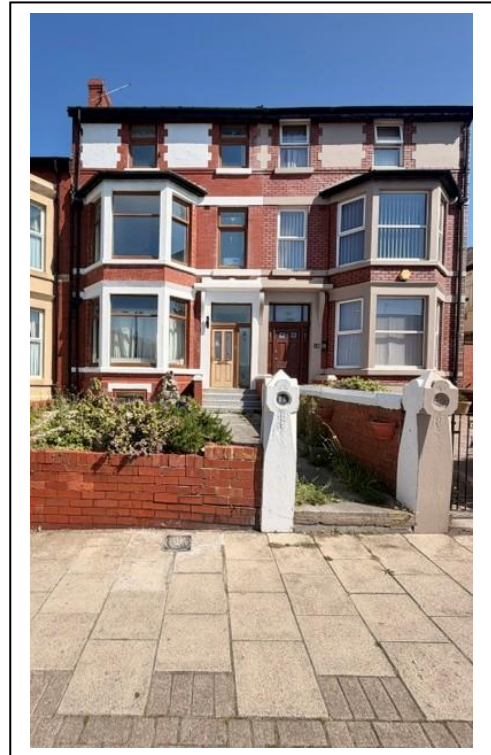
**14 Warley Road
Blackpool**

REF: 0HL601M

- * **6 Bedroom Hotel - All En-Suite**
- * **North Shore, Blackpool**
- * **Close to Promenade & Town Centre & Entertainments**
- * **Substantial 3 Storey Property**
- * **First and Second Floor Recently Renovated to a High Standard**
- * **Currently Not Trading**
- * **Tremendous Potential**
- * **Priced to Lease**
- * **Viewing Recommended**

DESCRIPTION: Kenricks are pleased to offer this 6 Bedroom Hotel for Lease.

This substantial 3 storey mid terraced property is situated in the desirable trading location of Warley Road in North Shore, Blackpool.



The first and second floor of the hotel have been renovated to a high standard now boasting generous sized family rooms and bathrooms. The ground floor and lower ground floor are in need of some light renovation. The hotel is positioned close to Blackpool's desirable North Promenade with some sea views and needs to be viewed to be fully appreciated.

Viewing Highly recommended.

Ground Floor

Main Entrance leading to:

Hallway with high ceiling, period features and laminate flooring.

Open Plan Bar / Lounge with fitted bar, upholstered seating, concealed lighting and feature panelled walls.

Rear lounge area with feature panelled walls.

Fitted Kitchen with wall and base units and a range of catering equipment.

Utility Room with wall and base units.

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Double Bedroom. (Currently used as storage)
Shower and Toilet.

Lower Ground Floor

Storage Room / Laundry.
Toilet and Sink.

First Floor

1 x Large Family Bedroom (Sleeping 6) – En-Suite with large bathroom comprising double shower, toilet and sink with marble effect tiles to floor and shower walls.

1 x Family Suite comprising 1 x Large Family Bedroom (Sleeping 6) with bay window dining area with table and chairs, Kitchen with wall and base units and cooker with extractor fan, and large bathroom with corner shower, toilet and sink, with marble effect tiles to floor and shower walls. This suite also boasts sea views.

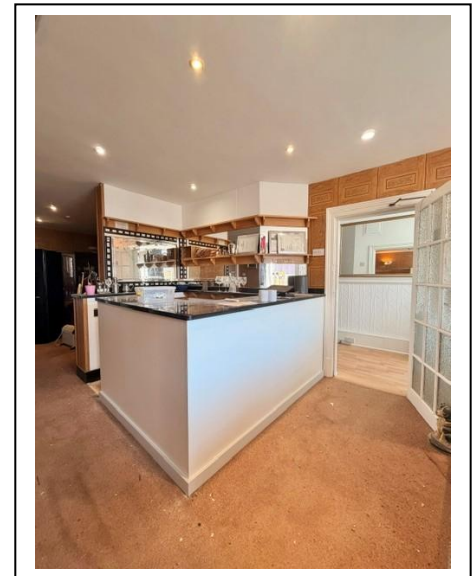
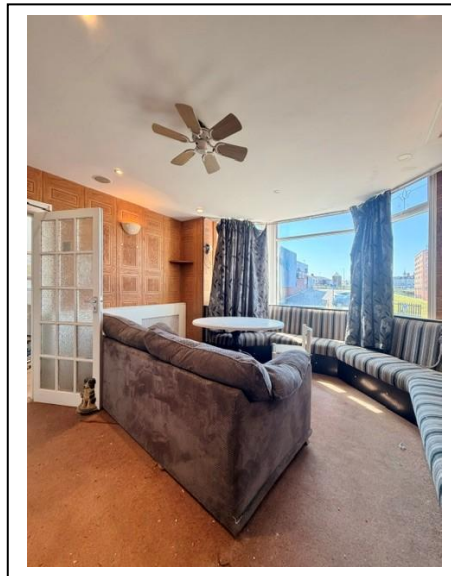
Second Floor

1 x Large Family Bedroom (Sleeping 5) – En-Suite with large bathroom with double walk-in shower, toilet and sink with marble effect tiles to floor and shower wall. The bedroom has feature lighting, exposed timber beams, table and chairs and laminate flooring.

2 x Family Bedrooms (Sleeping 4) – En-Suite with corner shower, toilet and sink and marble effect tiles to floor and shower walls. The bedrooms have seating and laminate flooring. 1 of the bedrooms has sea views.

EXTERIOR: Garden / Patio Area to the front. Yard area to the rear with timber decking and roller shutters, outside hot tub and timber shed.

AGENTS NOTES: The hotel is centrally heated and has part double glazing. The bedrooms in upper floors have flat screen tv's. The ground floor is in need of light renovation.

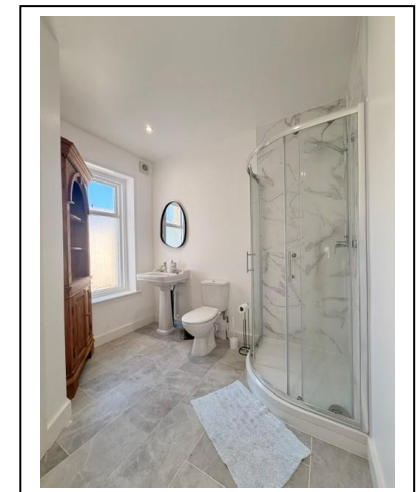
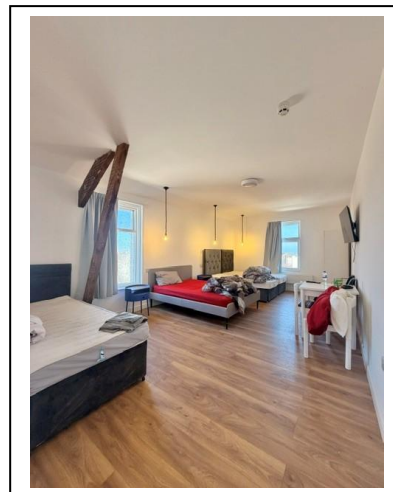
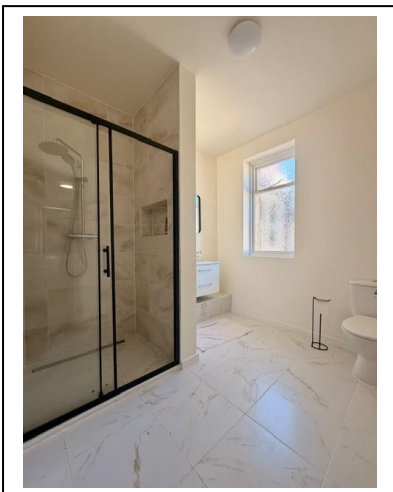
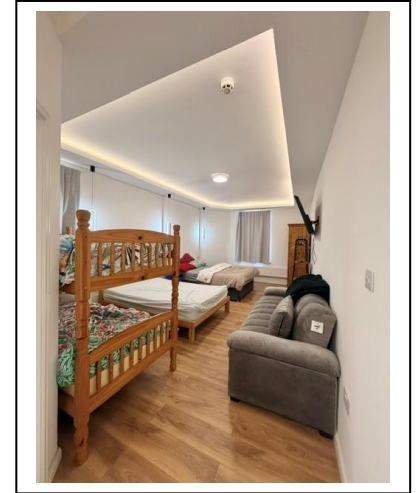
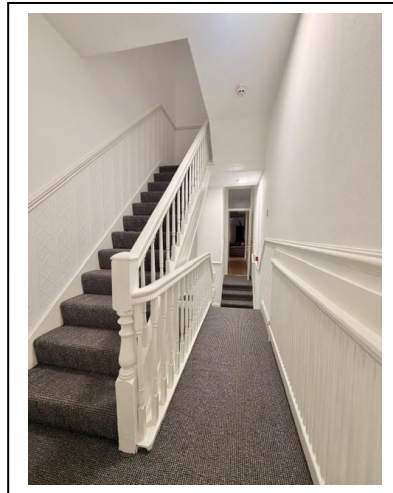
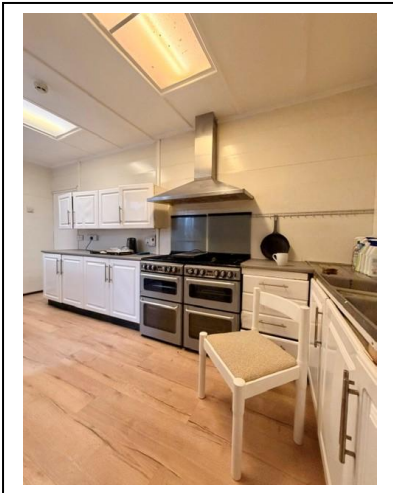


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TENURE: Leasehold. A new flexible lease is offered at a rent of £35,000 per annum.

PRICE: No Ingoing. Incoming tenant may be responsible for the landlord's legal fees in this transaction.

VIEWING: By appointment through Kenricks 01253 420420



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