

**Belmont Hotel
299 Promenade
Blackpool**

REF: 00H614M

- * 17 Bedroom Licensed Hotel – All En-Suite
- * South Shore, Blackpool
- * Situated on The Prestigious South Promenade
- * Substantial 3 Storey Property
- * In Excellent Order Throughout
- * Car Parking for 5 Motor Vehicles
- * Stunning 2 Bedroom Private Accommodation
- * Operating on a Limited Basis
- * Potential to Increase Turnover
- * Priced to Sell
- * Viewing Highly Recommended



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

This substantial 3 storey sea front property is situated on the prestigious South Promenade in Blackpool, positioned between Central Pier and South Pier being close to entertainments and amenities.

The property is trading on a weekend only basis and offers great potential to increase trade.

Viewing highly recommended.

Ground Floor

Main Entrance leading to:

Hallway.

Reception

Bar Lounge with upholstered seating for 30 guests and a feature bar (4 beer lines)

Beer Cellar / Still Room

Sunlounge with mixed seating for 20 guests & pool table.

Dining Room catering for 28 guests.

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Ground Floor continued....

Toilets.

Office

Substantial Commercial Kitchen with a range of catering equipment and utensils.

Commercial Utility Room with dishwasher and Store with additional dishwasher.

Staff Toilet.

Lower Ground Floor

Private Accommodation – with Separate Entrance

Bathroom with 4-piece suite.

Lounge.

Master Bedroom - En -Suite

Double Bedroom.

Additional Double Bedroom with Sink.

Fitted Kitchen.

Dining Room.

Laundry Room.

First Floor

7 Double Bedrooms – All En-Suite.

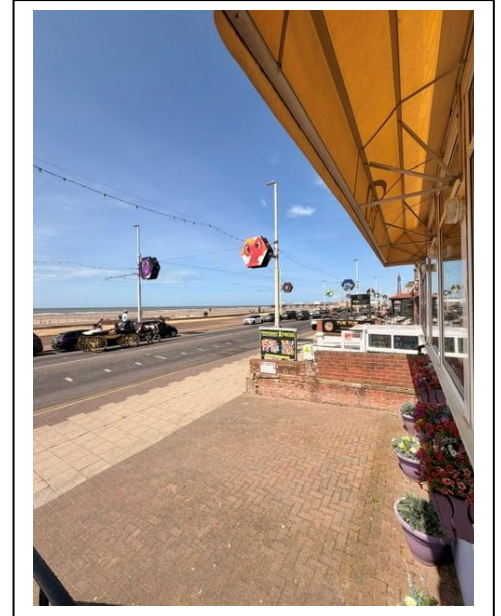
1 Twin Bedroom – En-Suite.

2 x Toilets.

Second Floor

8 Double Bedrooms – All En-Suite.

1 Twin Bedroom – En-Suite.



EXTERIOR: Car park to the front providing parking for 2 motor vehicles. Car Park to the rear with parking for 3 motor vehicles. Small enclosed Yard.

AGENTS NOTES: The hotel is double glazed and has central heating. L2 Fire Alarm System. There are room refreshments and TV's to all bedrooms. The majority of the bedrooms also have a refrigerator. We are informed that an agreement is in place with a separate party which provides 6 additional parking places in the vicinity with option for additional extra spaces.

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

BUSINESS: The hotel is operating on a weekend only basis. Accounts will be made available on application. Potential to increase turnover.

TENURE: Freehold

STARTING BID: £385,000

VIEWING: By appointment through Kenricks 01253 420420.

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