Beachcomber Hotel
78 Reads Avenue
Blackpool

REF: 0HL615M

- **10 Bedroom Hotel – All En-Suite**
- **Central Blackpool**
- **Close to Town Centre, Entertainments, Shops & Amenities**
- **Substantial 3 Storey property**
- **Catering for 16 Guests**
- **1 Bedroom Private Accommodation**
- **Tremendous Potential to Increase Trade**
- **Parking for 10 Motor Vehicles**
- **Priced to Lease**
- **Viewing Recommended**

DESCRIPTION: Kenricks are delighted to offer this rare opportunity to lease this 10 Bedroom Hotel with substantial car parking on Reads Avenue.

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

The Hotel is in good order throughout and boasts car parking for 10 motor vehicles.

Ground Floor
Hallway with reception desk leading to:
Guest Lounge
Dining Room with seating for 16 diners.
Kitchen fitted with a range of catering equipment and utensils to cater for all guests.

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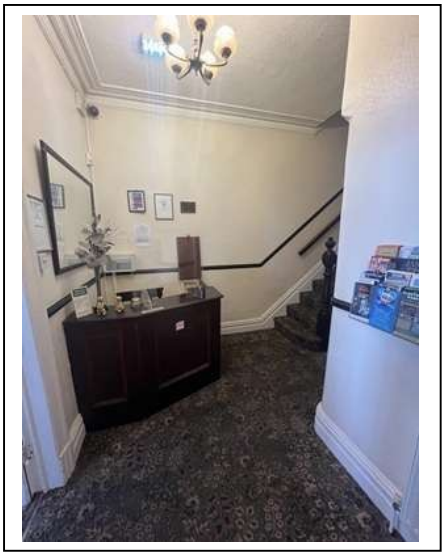
Lower Ground Floor –
Private Accommodation
Master Bedroom with walk in wardrobe
Shower Room with toilet.
Utility/Storeroom x 2
Laundry Room

First Floor
1 Family Bedrooms –En-Suite.
2 Double Bedrooms – Both En-Suite.
2 Single Bedroom – Both En-Suite.
Toilet.



Second Floor
1 Twin Bedroom – En-Suite.
3 Double Bedrooms – All En-Suite.
1 Family Room – En- Suite.

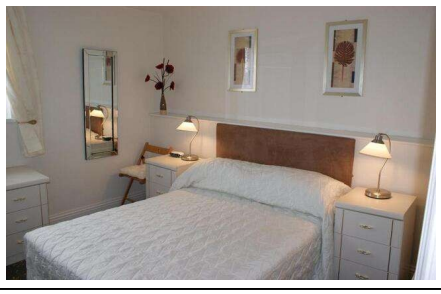
EXTERIOR: Car park to the front of the property providing parking for 4 motor vehicles. Car park to the rear of the property providing parking for 6 motor vehicles. Private rear patio area. Outside Boiler Room.

AGENTS NOTES: The Hotel is centrally heated and has double glazing throughout. All Letting Bedrooms have TV's and room refreshments.
L2 fire alarm system installed.

BUSINESS: We are informed that the current leaseholder will depart at the end of their lease in late September 2026 due to retirement.

TENURE: Leasehold - New Flexible Lease offered at a Rent of £16,000 per annum. The incoming tenant maybe responsible for the Landlord's Legal Fees in this transaction.

PRICE: No Ingoing - 3 Month's Rent in Advance

VIEWING: By Appointment through Kenricks 01253 420420

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