Sunny Days Hotel
391- 395 Promenade
Blackpool

REF: 00H623M

*** 33 Bedroom Licensed Hotel – All En-Suite**
*** South Shore, Blackpool**
*** Situated on The Prestigious South Promenade**
Substantial 4 Storey Building
*** In Good Order Throughout**
*** Restaurant with 65 Covers**
*** 3 Phase Electricity Installed**
*** Car Parking for 24 Motor Vehicles**
*** 3 Bedroom Private Accommodation**
*** Currently Leased to a Long-Term Tenant**
*** Offered with Vacant Possession**
*** Viewing Recommended**



DESCRIPTION: ****FOR SALE BY ONLINE AUCTION**** On behalf of Pattinson Auctions, Kenricks are delighted to offer this 33-bedroom licensed hotel for sale.

This substantial 4 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 hotel is currently tenanted with the leaseholder paying £48,000 per annum however the hotel is offered with vacant possession or with the option of retaining the tenant.

The restaurant could cater for up to 100 diners.

Viewing recommended.

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Ground Floor
Main Entrance leading to:
Hallway.
Reception foyer with mixed seating.
Lift to all floors. (Currently out of service)
Office
Accessible Toilet

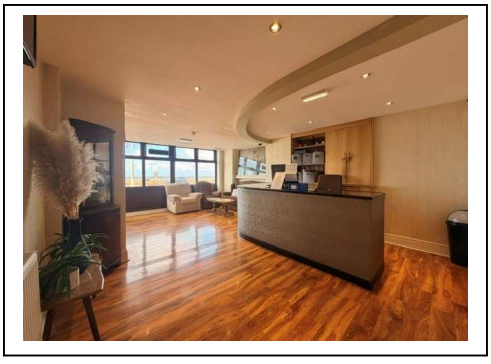
Dining Room decorated to a high standard with wood laminate flooring and seating for 65 guests.
Commercial Kitchen with a range of catering equipment and utilities to cater for all guests.
3 Storage Rooms.

Games Room with seating for 24 guests.
Bar Lounge with 4 Beer Lines and seating for 50 guests.
4 x Toilets.



Private Accommodation
1 Double Bedroom – En-Suite
2 Single Bedrooms – Both En-Suite
1 Triple Bedroom – En-Suite

Lower Ground Floor
Kitchen.
Boiler Room (2 Boilers)
Dray Room (4 Lines)
Meter Room.



First Floor
1 Family Bedroom – En-Suite.
3 Triple Bedrooms – All En-Suite.
2 Twin Bedrooms – Both En-Suite.
2 Double Bedrooms - All En-Suite.

Second Floor
1 Family Bedroom – En-Suite.
1 Double Bedroom – En-Suite.
2 Twin Bedrooms – Both En-Suite.

Third Floor
1 Family Bedroom – En-Suite.
6 Double Bedrooms – All En-Suite.
2 Twin Bedrooms – Both En-Suite.
1 Triple Bedroom - En-Suite.

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EXTERIOR; Car park to the front providing parking for 24 motor vehicles.

AGENTS NOTES: The hotel is double glazed and has central heating. L2 Fire Alarm System. CCTV. We are informed that the electrical infrastructure has recently been refitted throughout the hotel and there is potential for 5 more letting rooms. There is a brand new roof with a 25 year guarantee.
Sale subject to the fees, terms and conditions of Pattinson Auctions.

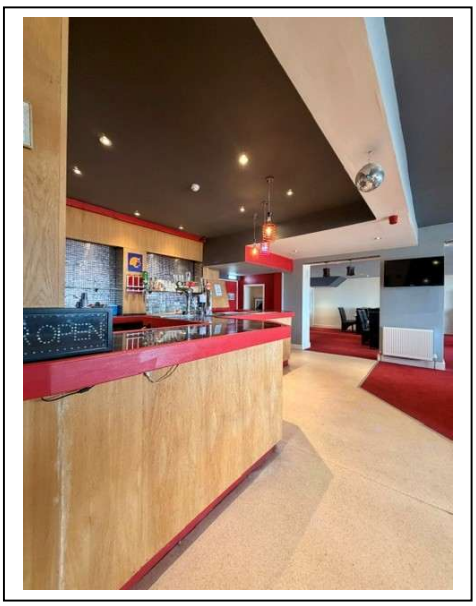
BUSINESS: The hotel is currently let on 10 year FRI Lease which expires in 2030. The tenant currently pays £48,000 per annum with a rent review every 3 years.

TENURE: Freehold

STARTING BID: £575,000

VIEWING: By appointment through Kenricks 01253 420420.













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