

**6-8 Pleasant Street,
Blackpool**

REF: 0HL629M

- * **20 Bedroom Hotel – 17 En-Suite**
- * **North Shore, Blackpool**
- * **Close to Promenade, Town Centre & Entertainments**
- * **Substantial Double Fronted Property**
- * **Potential To Cater for 40 Guests**
- * **Passenger Lift (Currently Out of Service)**
- * **Priced to Lease**
- * **In Need of Some Attention**
- * **Rent Free Incentive**
- * **Garage**
- * **Viewing Recommended**



DESCRIPTION: Kenricks are pleased to offer this 20-bedroom hotel for lease.

This substantial double-fronted property is situated in North Shore, Blackpool, close to both the Promenade and vibrant Town Centre.

The property benefits from excellent public transport links and is ideally positioned within a popular and well-established tourist area.

Blackpool's famous attractions, including the Promenade, Blackpool Tower, North Pier, shops, restaurants, bars and entertainment venues, are all within easy reach.

The property is approximately a short walk from the Promenade and Town Centre, offering an attractive location for both visitors and local residents.

The hotel needs attention in some areas with a rent-free period offered to the ingoing tenant to allow for remedial works.

Viewing recommended.

Ground Floor

Main Entrance leading to:

Reception.

Open plan Bar Lounge.

Dining Room with potential for 30 Diners.

Toilet x2.

Kitchen.

Prep Room with fridges/freezers.

Office.

REF: 0HL629M

Lower Ground Floor – Private Accommodation

Utility Room.

2 Bedrooms.

Living Room.

Bathroom comprising three-piece suite.

Shower and Toilet.

First Floor

8 Double Bedrooms – 7 En-Suite.

2 Single Bedrooms.

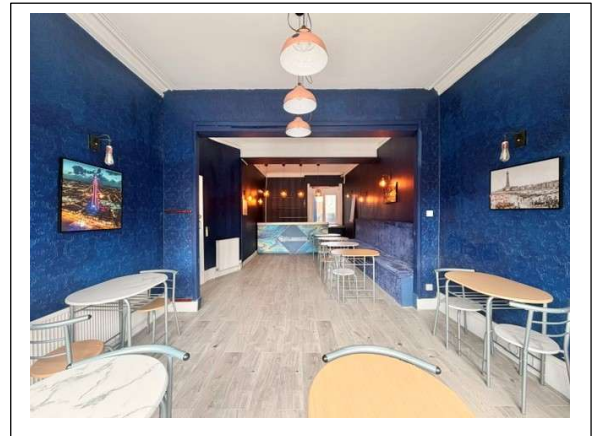
Second Floor

2 Family Bedrooms – both En-Suite.

6 Double Bedrooms – All En-Suite.

2 Single Bedrooms – both En-Suite.

EXTERIOR: Yard to the rear with garage.

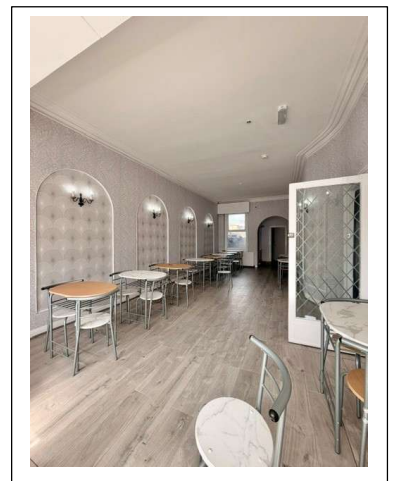
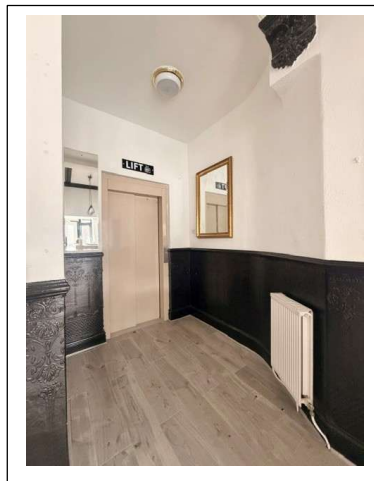
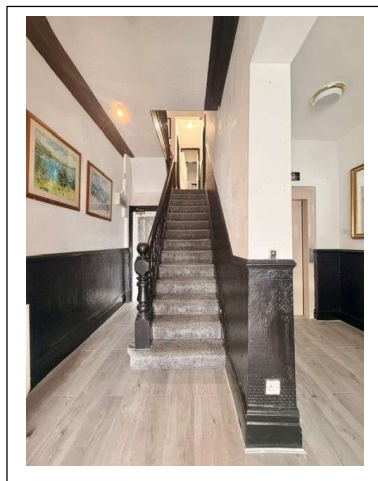


AGENTS NOTES: The hotel is double glazed and has central heating. Passenger lift installed but currently out of service.

TENURE: Leasehold. A new flexible FRI lease will be offered to the incoming tenant at £30,000 per annum non-negotiable with a rent-free period of 3 months offered. The tenant is responsible for the landlords' legal fees.

PRICE: No Ingoing. 3 months rent in advance.

VIEWING: By appointment through Kenricks 01253 420420.



REF: 0HL629M

